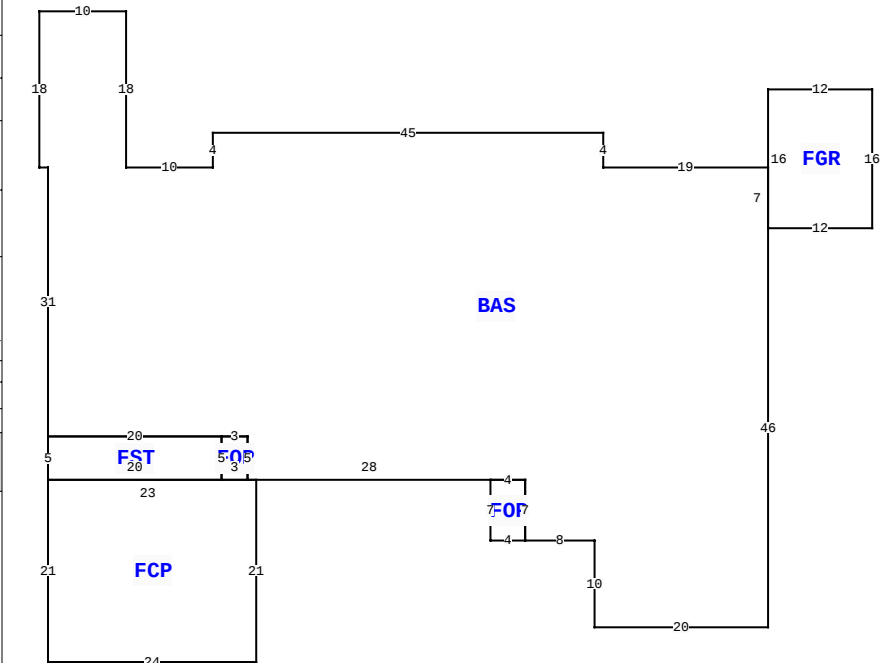


DOUGLAS CHRIS V/DOUGLAS KIMBERLY S
321 NW SUNSET HILL CT
LAKE CITY, FL 32055

20-3S-16-02201-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		19	COMMON BRK 100		0100	01	3,928	109.4160	122.55	481,376	1965	1990	0	0	0	35.00	65.00	VALUATION BY		STANDARD																								
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2017										Heated Area: 3629										HX Base Yr 2017																			
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE										312,894									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										34,456									
Interior Floo		14	CARPET 80																						TOTAL LAND VALUE - MARKET										36,000									
Interior Floo		12	HARDWOOD 20																						TOTAL MARKET VALUE										383,350									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										118,762									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										264,588									
Bedrooms			3 100																						TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms			3 100																						BASE TAXABLE VALUE										213,866									
Frame		01	NONE 100																						TOTAL JUST VALUE										383,350									
Stories		1.	1. 100																						NCON VALUE										0									
Architectual		05	CONV 100												INCOME VALUE																													
Units			0 100												PREVIOUS YEAR MKT VALUE										388,164																			
Condition Adj		03	03 100																																									
Kitchen Adjus		01	01 100																																									
Quality		05	05																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA																						01																			
NEIGHBORHOOD/LOC		20316.00	1.00/																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	3,629	100		3,629	289,077																																							
FCP	504	25		126	10,037																																							
FGR	192	55		106	8,444																																							
FOP	15	30		4	319																																							
FOP	28	30		8	637																																							
FST	100	55		55	4,381																																							
TOTALS		4,468		3,928	312,894																																							
EXTRA FEATURES					321 NW SUNSET HILL CT, LAKE CITY										BLD DATE					LGL DATE					04/07/2025					MLU														
															XF DATE					LAND DATE																								
															INC DATE					AG DATE																								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																											
1	0166	CONC, PAVMT	0	100	27	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000																												
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800																												
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336																												
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																												
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1993	1993	3	40	6,000																												
6	0260	PAVEMENT -A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000																												
7	0031	BARN, MT AE	0	100	60	30	1,800.00	UT	8.50	8.50	50	1993	1993	3	50	7,650																												
8	0166	CONC, PAVMT	0	100	10	38	380.00	UT	1.50	1.50	100	1993	1993	3	100	570																												
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100																												
LAND DESCRIPTION					TOTAL OB/XF										34,456																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0100	C	SFR	100			A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	36,000																										