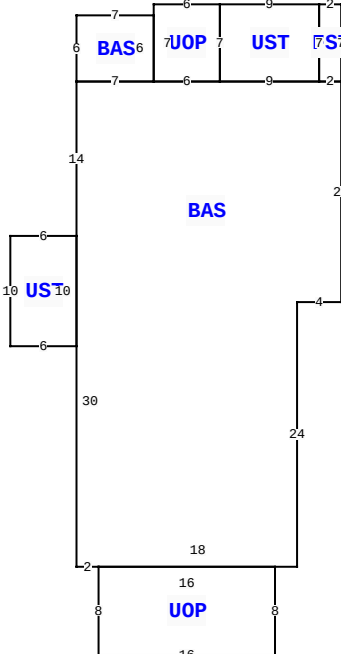


LOTS 3, 4 & 17 BLOCK 1 RUBY PARK
123-234, 176-94, PB 1308-1433, P

CREAMER C C
224 SW BRITTANY GLN
LAKE CITY, FL 32024

2026

20-3S-17-05434-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	31	VINYL SID 100	0100	01	1,099	67.1976	75.26	82,711	1950	1950	0	0	0	35.00	65.00	VALUATION BY																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0										Heated Area: 1002					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					53,762				
Interior Wall	04	PLYWOOD 100																					TOTAL MARKET OB/XF VALUE					4,000				
Interior Floor	08	SHT VINYL 50																					TOTAL LAND VALUE - MARKET					12,971				
Interior Floor	09	PINE WOOD 50																					TOTAL MARKET VALUE					70,733				
Air Condition	02	WINDOW 100																					SOH/AGL Deduction					0				
Heating Type	02	CONVECTION 100																					ASSESSED VALUE					70,733				
Bedrooms		2 100																					TOTAL EXEMPTION VALUE					0				
Bathrooms		1 100																					BASE TAXABLE VALUE					70,733				
Bathrooms Frame	01	NONE 100																					TOTAL JUST VALUE					70,733				
Stories	1.	1. 100																					NCON VALUE					0				
Architectural Units	05	CONV 100																					INCOME VALUE									
Condition Adj	01	01 100																					PREVIOUS YEAR MKT VALUE					70,733				
Kitchen Adj	01	01 100																														
Quality		03 03																														
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		07																											
NEIGHBORHOOD/LOC		20317.080	1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	42	100		42	2,055																											
BAS	960	100		960	46,963																											
FST	14	55		8	391																											
UOP	42	20		8	391																											
UOP	128	20		26	1,272																											
UST	60	45		27	1,321																											
UST	63	45		28	1,370																											
TOTALS		1,309			1,099	53,762																										
EXTRA FEATURES										1778 N US HIGHWAY 441 , LAKE CITY																						
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	0030	BARN, MT	0	0	41	30	1,230.00	UT	5.00	5.00	30	2003	2003	3	30	1,845																
2	0260	PAVEMENT-A	0	0	29	40	1.00	UT	0.00	0.00	100	0	0	3	100	250																
3	0297	SHED CONCR	0	0	17	13	221.00	UT	5.00	5.00	100	2003	2003	3	100	1,105																
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300																
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500																
																		</														