

LAW WAYNE
5983 98TH TERR
LIVE OAK, FL 32060

20-3S-17-05482-000

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		VALUATION BY		STANDARD			
Exterior Wall		04		SINGLE SID 100		0100		01		778		75.5568		84.62		65,834		1950		1950		0		0		35.00		65.00		Tax Group: 2		Tax Dist:	
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		0%		0		Heated Area: 708														BUILDING MARKET VALUE		42,792			
Roof Cover		12		MODULAR MT 100																								TOTAL MARKET OB/XF VALUE		350			
Interior Wall		05		DRYWALL 100																								TOTAL LAND VALUE - MARKET		6,250			
Interior Floo		09		PINE WOOD 100																								TOTAL MARKET VALUE		49,392			
Air Condition		02		WINDOW 100																								SOH/AGL Deduction		0			
Heating Type		02		CONVECTION 100																								ASSESSED VALUE		49,392			
Bedrooms				3 100																								TOTAL EXEMPTION VALUE		0			
Bathrooms				1 100																								BASE TAXABLE VALUE		49,392			
Frame		01		NONE 100																								TOTAL JUST VALUE		49,392			
Stories		1.		1. 100																								NCON VALUE		0			
Architectual		05		CONV 100																								INCOME VALUE					
Units				0 100																								PREVIOUS YEAR MKT VALUE		49,392			
Condition Adj		02		02 100																													
Kitchen Adjus		01		01 100																													
Quality		03		03																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC		20317.00		1.00/																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		708		100				708		38,942																							
FOP		120		30				36		1,980																							
UCP		170		20				34		1,870																							
TOTALS		998						778		42,792																							
EXTRA FEATURES																																	
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 0		0 0		1.00		UT		0.00		0.00		100		0		0		3		100		350					