

LEE CYNTHIA A
512 SW CHARLES TER
LAKE CITY, FL 32024-0436

20-4S-16-03076-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										STANDARD												
Exterior Wall		19	COMMON BRK 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD												
Roof Structur		03	GABLE/HIP 100		0100		01	1,280	119.8000	134.18	171,750	1973	1973	0	0	35.00	65.00	Tax Group: 3		Tax Dist:												
Roof Cover		03	COMP SHNGL 100		1		SINGLE FAM		0% - 0		Heated Area: 1125						HX Base Yr						BUILDING MARKET VALUE		111,638							
Interior Wall		05	DRYWALL 100		9		UOP		9		UOP		9		25		TOTAL MARKET OB/XF VALUE		2,460													
Interior Floo		14	CARPET 90		12		FCP		12		BAS		45		16		FUP		TOTAL LAND VALUE - MARKET		26,000											
Interior Floo		08	SHT VINYL 10		8		FST		8		4		16		4		BAS		TOTAL MARKET VALUE		140,098											
Air Condition		03	CENTRAL 100		4		FUP		4		16		4		16		BAS		SOH/AGL Deduction		3,877											
Heating Type		04	AIR DUCTED 100		17		FCP		17		BAS		45		16		FUP		ASSESSED VALUE		136,221											
Bedrooms			3 100		12		FCP		12		BAS		45		16		FUP		TOTAL EXEMPTION VALUE		0											
Bathrooms			2 100		8		FST		8		4		16		4		BAS		BASE TAXABLE VALUE		136,221											
Frame		01	NONE 100		12		FCP		12		BAS		45		16		FUP		TOTAL JUST VALUE		140,098											
Stories		1.	1. 100		12		FCP		12		BAS		45		16		FUP		NCON VALUE		0											
Architectual		05	CONV 100		8		FST		8		4		16		4		BAS		INCOME VALUE		140,098											
Units			0 100		12		FCP		12		BAS		45		16		FUP		PREVIOUS YEAR MKT VALUE		140,098											
Condition Adj		03	03 100		12		FCP		12		BAS		45		16		FUP															
Kitchen Adjus		01	01 100		8		FST		8		4		16		4		BAS															
Quality		05	05		12		FCP		12		BAS		45		16		FUP															
DOR CODE		0100	SINGLE FAMILY		12		FCP		12		BAS		45		16		FUP															
MAP NUM			MKT AREA		01		FCP		01		BAS		45		16		FUP															
NEIGHBORHOOD/LOC		20416.00	1.00/		12		FCP		12		BAS		45		16		FUP															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS		1,125	100		1,125	98,119																										
FCP		204	25		51	4,448																										
FOP		64	30		19	1,657																										
FST		96	55		53	4,623																										
UOP		72	20		14	1,221																										
UOP		90	20		18	1,570																										
TOTALS		1,651			1,280	111,638																										
EXTRA FEATURES																																
4671 SW COUNTY ROAD 242																																
BLD DATE																																
XF DATE																																
INC DATE																																
LGL DATE																																
LAND DATE																																
AG DATE																																
04/08/2025																																
MLU																																
BUILDING NOTES																																
BUILDING DIMENSIONS																																
BAS= W27 UOP= N9 W10 S9 E10\$ W10 UOP= N9 W8 S9 E8\$ W8 FCP= W12 S17 E12 N17\$ S17 FST= W12 S8 E12 N8\$ S8 FOP= S4 E16 N4 W16\$ E45 N25 \$.																																
LAND DESCRIPTION																																
TOTAL OB/XF																																
2,460																																
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000														