



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 90		0100	01	1,609	106.6230	119.42	192,147	1974	1974	0	0	0	35.00	65.00	VALUATION BY		STANDARD									
Exterior Wall		08	WD OR PLY 10		1 SINGLE FAM 100% - 1996										Heated Area: 1488					HX Base Yr 1996									
Roof Structur		03	GABLE/HIP 100																	Tax Group: 3					Tax Dist:				
Roof Cover		14	PREFIN MT 100																	BUILDING MARKET VALUE					124,896				
Interior Wall		02	WALL BD/WD 100																	TOTAL MARKET OB/XF VALUE					4,420				
Interior Floo		14	CARPET 80																	TOTAL LAND VALUE - MARKET					23,400				
Interior Floo		06	VINYL ASB 20																	TOTAL MARKET VALUE					152,716				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					75,482				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					77,234				
Bedrooms		03	3 100																	TOTAL EXEMPTION VALUE					50,722				
Bathrooms		04	1.5 100																	BASE TAXABLE VALUE					26,512				
Frame		01	NONE 100																	TOTAL JUST VALUE					152,716				
Stories		1.	1. 100																	NCON VALUE					0				
Architectual		05	CONV 100																	INCOME VALUE					152,716				
Units		03	03 100																	PREVIOUS YEAR MKT VALUE									
Condition Adj		01	01 100																										
Kitchen Adjus		01	01 100																										
Quality		05	05																										
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM						MKT AREA				01																			
NEIGHBORHOOD/LOC		20416.010 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,488	100		1,488	115,503																								
PTO	216	5		11	854																								
UOP	72	20		14	1,087																								
USP	198	35		69	5,356																								
UST	60	45		27	2,096																								
TOTALS		2,034			1,609	124,896																							
EXTRA FEATURES					4613 SW COUNTY ROAD 242 , 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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500													
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200													
3	0060	CARPORT F	0	100	15	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000													
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100													
5	0296	SHED METAL	0	100	10	16	160.00	UT	7.00	7.00	100	2006	2006	3	100	1,120													
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500													