

GREEN WANDA C
2640 SAN DIEGO RD
JACKSONVILLE, FL 32207

20-4S-16-03079-071

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		19	COMMON BRK		100	0100	01	1,174	115.0560	128.86	151,282	1978	1978	0	0	35.00	65.00	VALUATION BY	TAX DIST:																
Roof Structure		03	GABLE/HIP		100	1 SINGLE FAM 0% - 0										Heated Area: 1080										HX Base Yr									
Roof Cover		05	COMP SHNGL		100											BAS										FST									
Interior Wall		05	DRYWALL		100											BAS										FCP									
Interior Floor		14	CARPET		90											BAS										FCP									
Interior Floor		08	SHT VINYL		10											BAS										FCP									
Air Condition		03	CENTRAL		100											BAS										FCP									
Heating Type		04	AIR DUCTED		100											BAS										FCP									
Bedrooms			2		100											BAS										FCP									
Bathrooms			1		100											BAS										FCP									
Frame		01	NONE		100											BAS										FCP									
Stories		1.	1.		100											BAS										FCP									
Architectural Units		05	CONV		100	BAS										FCP																			
Condition Adj		03	03		100	BAS										FCP																			
Kitchen Adjus		01	01		100	BAS										FCP																			
Quality		05	05			BAS										FCP																			
DOR CODE		0100	SINGLE FAMILY			BAS										FCP																			
MAP NUM			MKT AREA		01	BAS										FCP																			
NEIGHBORHOOD/LOC		20416.010	1.00/			BAS										FCP																			
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS										FCP																		
BAS		1,080	100		1,080	90,460	BAS										FCP																		
FCP		200	25		50	4,188	BAS										FCP																		
FOP		21	30		6	502	BAS										FCP																		
FST		70	55		38	3,183	BAS										FCP																		
TOTALS		1,371			1,174	98,333	BAS										FCP																		
EXTRA FEATURES		198 SW GREMLIN WAY, LAKE CITY										BLD DATE										LGL DATE													
												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	04/08/2025 MLU																	
1		0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																		
2		0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600																		
3		0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100																		
4		0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200																		
5		0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600																		
6		0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800																		
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