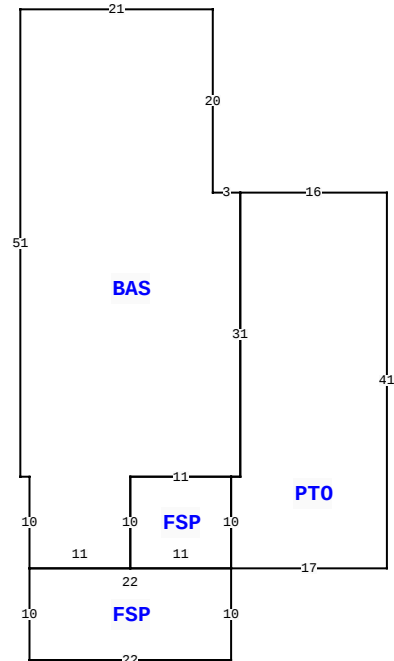


BUNDICK JEFFREY JR/HILLARD AMANDA
902 SW PAUL PEARCE LN
LAKE CITY, FL 32024

20-5S-17-09297-002

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	PAGE 1 of 1																													
Exterior Wall	17	MSNRY STUC 90		0100	01	1,439	107.1000	119.95	172,608	1971	1971	0	0	0	35.00	65.00	VALUATION SUMMARY																												
Exterior Wall	31	VINYL SID 10		1 SINGLE FAM - 50% - 2019										Heated Area: 1274										HX Base Yr 2019																					
Roof Structure	03	GABLE/HIP 100																																											
Roof Cover	03	COMP SHNGL 100																																											
Interior Wall	05	DRYWALL 100																																											
Interior Floor	14	CARPET 90																																											
Interior Floor	06	VINYL ASB 10																																											
Air Condition	03	CENTRAL 100																																											
Heating Type	04	AIR DUCTED 100																																											
Bedrooms	2	100																																											
Bathrooms	1	100																																											
Frame	01	NONE 100																																											
Stories	1.	1. 100																																											
Architectual	05	CONV 100																																											
Units	0	100																																											
Condition Adj	03	03 100																																											
Kitchen Adjus	01	01 100																																											
Quality	05	05																																											
DOR CODE	0100	SINGLE FAMILY																																											
MAP NUM		MKT AREA		02																																									
NEIGHBORHOOD/LOC	20517.00	1.00/																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,274	100		1,274	99,330																																								
FSP	110	40		44	3,431																																								
FSP	220	40		88	6,861																																								
PTO	666	5		33	2,573																																								
TOTALS	2,270			1,439	112,195																																								
EXTRA FEATURES						902 SW PAUL PEARCE LN, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/07/2025 MLU									
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	0021	BARN, FR AE	0 50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000																														
2	0296	SHED METAL	0 50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500																														
3	0190	FPLC PF	0 50	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200																														
4	0166	CONC, PAVMT	0 50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400																														
5	0252	LEAN-TO W/	0 50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000																														
6	0296	SHED METAL	0 50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100																														
LAND DESCRIPTION																	TOTAL OB/XF										13,200																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	50		A-1	0.00	0.00	1.33	AC		1.00	1.00	1.00	14,000.00	14,000.00	18,620																												