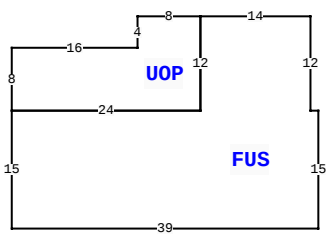


WHITTEN MARIE YVONNE/WHITTEN HAROLD WAYNE
4331 BEAU RIVAGE CIR
LUTZ, FL 33558

20-6S-17-09702-000

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																	
Exterior Wall	03	BELOW AVG. 100								0100	01	1,889	45.0085	50.41	95,224	1925	1925	0	0	0	35.00	65.00	VALUATION BY																
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 0% - 0														STANDARD															
Roof Cover	01	MINIMUM 100								Heated Area: 1740														HX Base Yr															
Interior Wall	02	WALL BD added WD 100																						Tax Group: 3								Tax Dist:							
Interior Floor	09	PINE WOOD 100																						BUILDING MARKET VALUE								61,896							
Air Condition	02	WINDOW 100																						TOTAL MARKET OB/XF VALUE								3,285							
Heating Type	01	NONE 100																						TOTAL LAND VALUE - MARKET								122,500							
Bedrooms		3 100																						TOTAL MARKET VALUE								78,201							
Bathrooms		1 100								SOH/AGL Deduction								0																					
Frame	01	NONE 100								ASSESSED VALUE								78,201																					
Stories	1.5	1.5 100								TOTAL EXEMPTION VALUE								0																					
Architectual Units	05	CONV 100								BASE TAXABLE VALUE								78,201																					
Condition Adj	02	02 100								TOTAL JUST VALUE								187,681																					
Kitchen Adjus	01	01 100								NCON VALUE								0																					
																						INCOME VALUE																	
																						PREVIOUS YEAR MKT VALUE								187,681									
																						SALE:1:1: ADDING NAME TO DEED																	
																														</									