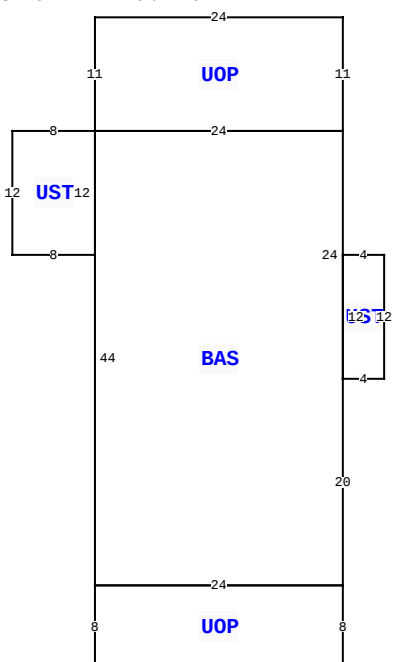


EVANS SUSAN R
420 NW ASH DR
LAKE CITY, FL 32055

2025

21-3S-16-02226-000

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	1,212	74.1744	83.08	100,693	1974	1985	0	0	35.00	65.00	VALUATION BY																	
Roof Structure	03	GABLE/HIP	100	1 SINGLE FAM 0% - 0										Heated Area: 1056										HX Base Yr									
Roof Cover	01	MINIMUM	100											BUILDING MARKET VALUE										65,450									
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE										1,800									
Interior Floor	14	CARPET	90											TOTAL LAND VALUE - MARKET										39,750									
Interior Floor	08	SHT VINYL	10											TOTAL MARKET VALUE										107,000									
Air Condition	02	WINDOW	100											SOH/AGL Deduction										10,021									
Heating Type	02	CONVECTION	100											ASSESSED VALUE										96,979									
Bedrooms		2	100											TOTAL EXEMPTION VALUE										0									
Bathrooms		1	100											BASE TAXABLE VALUE										96,979									
Frame	01	NONE	100											TOTAL JUST VALUE										107,000									
Stories	1.	1.	100											NCON VALUE										0									
Architectural	05	CONV	100											INCOME VALUE																			
Units		0	100											PREVIOUS YEAR MKT VALUE										92,304									
Condition Adj	03	03	100																														
Kitchen Adjus	01	01	100																														
Quality	03	03																															
DOR CODE	0100	SINGLE FAMILY																															
MAP NUM		MKT AREA																															
NEIGHBORHOOD/LOC		01																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,056	100		1,056	57,026																												
UOP	192	20		38	2,052																												
UOP	264	20		53	2,862																												
UST	48	45		22	1,188																												
UST	96	45		43	2,322																												
TOTALS	1,656			1,212	65,450																												
EXTRA FEATURES					21 NW MAGIC CT, 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																
1	0011	BARN, BLK A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800																	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500																	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100																	
4	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300																	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100																	
TOTAL OB/XF 1,800																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																
1	0100	C	SFR	0		A-1	0.00	0.00	2.65	AC		1.00	1.00	1.00	15,000.00	15,000.00	39,750																
REVIEW DATE 07/17/2024 BY tommy Total Acres: 2.65 Total Land Value: 39,750 Market: 0 Agricultural: 0 Common: 39,750 PRINTED 08/08/2025 BY SYS																																	