

DOWNING CLAUDENNA
251 NW IRENE LN
LAKE CITY, FL 32055

2026

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2					2
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
																					VALUATION BY					STANDARD									
																					Tax Group: 2					Tax Dist:									
																					BUILDING MARKET VALUE					161,394									
																					TOTAL MARKET OB/XF VALUE					13,125									
																					TOTAL LAND VALUE - MARKET					26,000									
																					TOTAL MARKET VALUE					200,519									
																					SOH/AGL Deduction					13,718									
																					ASSESSED VALUE					186,801									
																					TOTAL EXEMPTION VALUE					HX HB DX 55,722									
																					BASE TAXABLE VALUE					131,079									
																					TOTAL JUST VALUE					200,519									
																					NCON VALUE					0									
																					INCOME VALUE														
																					PREVIOUS YEAR MKT VALUE					203,916									