

DICKS ROOSEVELT/DICKS TRAVIS DREW
5797 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

21-5S-17-09316-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		19		COMMON BRK 70		0100		01		2,757		82.7712		92.70		255,574		1930		1930		0		0		10		35.00		55.00		VALUATION BY									
Exterior Wall		05		AVERAGE 30		1		SINGLE FAM		100%		- 2015				Heated Area: 2341										HX		Base Yr 2015		STANDARD											
Roof Structure		03		GABLE/HIP 100																												Tax Group: 3									
Roof Cover		12		MODULAR MT 100																												Tax Dist:									
Interior Wall		04		PLYWOOD 100																												BUILDING MARKET VALUE									
Interior Floo		06		VINYL ASB 50																												TOTAL MARKET OB/XF VALUE									
Interior Floo		14		CARPET 50																												TOTAL LAND VALUE - MARKET									
Air Condition		01		NONE 100																												TOTAL MARKET VALUE									
Heating Type		03		FORCED AIR 100																												SOH/AGL Deduction									
Bedrooms		3		100																												ASSESSED VALUE									
Bedrooms		1		100																												TOTAL EXEMPTION VALUE									
Frame		01		NONE 100																												BASE TAXABLE VALUE									
Stories		1.		1. 100																												TOTAL JUST VALUE									
Architectual		05		CONV 100																												NCON VALUE									
Units		0		100																												INCOME VALUE									
Condition Adj		03		03 100																												PREVIOUS YEAR MKT VALUE									
Kitchen Adjus		01		01 100																																					
Quality		03		03																																					
DOR CODE		5000		IMPROVED AG																																					
MAP NUM				MKT AREA																												02									
NEIGHBORHOOD/LOC		21517.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,341		100				2,341		119,356																															
FCP		264		25				66		3,365																															
FEP		420		80				336		17,131																															
FOP		45		30				14		714																															
TOTALS		3,070						2,757		140,566																															
EXTRA FEATURES										1906 SW MIXSON RD, 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		0031		BARN, MT AE		0 100		15 15		1.00		UT		0.00		0.00		100		0		0		3		100		112													
2		0294		SHED WOOD/		0 100		15 20		1.00		UT		0.00		0.00		100		0		0		3		100		150													
3		0258		PATIO		0 100		0 0		1.00		UT		0.00		0.00		100		0		0		3		100		100													
4		0190		FPLC PF		0 100		0 0		1.00		UT		1,200.00		1,200.00		100		2017		2017		3		100		1,200													