

BOWMAN ANDREW
502 SW JANUARY DR
LAKE CITY, FL 32024

2026

22-4S-16-03090-318

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		NORM		% COND											
Exterior Wall		31		VINYL SID 100		0201		02		2,280		137.5342		129.28		294,758		2018		2018		0		0		0		14.00		86.00									
Roof Structur		03		GABLE/HIP 100		1		MANUF		1		100%		- 2020		Heated Area: 2280										HX Base Yr		2020											
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floo		14		CARPET 90																																			
Interior Floo		08		SHT VINYL 10																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				4 100																																			
Bathrooms				2 100																																			
Stories		1.		1. 100																																			
Architectual Units		01		CONV 100																																			
Condition Adj		03		03 100																																			
Kitchen Adjus		02		02 100																																			
Quality		06		06																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																										06									
NEIGHBORHOOD/LOC		22416.00		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,280		100				2,280		253,492																													
TOTALS		2,280						2,280		253,492																													
EXTRA FEATURES										502 SW JANUARY DR, 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		9945		Well/Sept		0 100		0		0		1.00		UT		7,000.00		7,000.00		100						3		100		7,000									