

KINSEY ALICE P
184 SE GRASSLAND TER
LAKE CITY, FL 32024

23-6S-17-09758-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2													
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																			
Exterior Wall	19	COMMON BRK	100	0100	01	1,273	122.0000	173,943	1955	1955	0	0	35.00	65.00	VALUATION BY																		
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM 0% - 2016										Heated Area: 1133																			
Roof Cover	12	MODULAR MT	100	HX Base Yr 2016										Tax Group: 3																			
Interior Wall	04	PLYWOOD	100											Tax Dist:																			
Interior Floo	12	HARDWOOD	100											BUILDING MARKET VALUE										152,254									
Air Condition	03	CENTRAL	100											TOTAL MARKET OB/XF VALUE										24,745									
Heating Type	04	AIR DUCTED	100											TOTAL LAND VALUE - MARKET										766,500									
Bedrooms	3	100												TOTAL MARKET VALUE										237,772									
Bathrooms	1	100												SOH/AGL Deduction										31,147									
Frame	01	NONE	100											ASSESSED VALUE										206,625									
Stories	1.	1. 100												TOTAL EXEMPTION VALUE										HX HB SX 94,823									
Architectual	05	CONV	100											BASE TAXABLE VALUE										111,802									
Units	0	100												TOTAL JUST VALUE										883,499									
Condition Adj	03	03 100		NCON VALUE										0																			
Kitchen Adjus	01	01 100		INCOME VALUE																													
Quality										05	05	PREVIOUS YEAR MKT VALUE										883,499											
DOR CODE										5000	IMPROVED AG																						
MAP NUM											MKT AREA	02																					
NEIGHBORHOOD/LOC										23617.00	1.00/																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,133	100		1,133	100,628																												
FEP	130	80		104	9,237																												
UEP	60	60		36	3,197																												
TOTALS										1,323		1,273	113,063																				
EXTRA FEATURES										184 SE GRASSLAND TER, LAKE CITY																							
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	0020	BARN, FR	0	100	0	0	1.00	UT	800.00	800.00	50	0	0	3	50	400																	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	25	0	0	3	25	250																	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300																	
5	0294	SHED WOOD/	0	100	31	30	930.00	UT	7.50	7.50	20	2005	2005	3	20	1,395																	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																
9	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																
LAND DESCRIPTION										TOTAL OB/XF										24,745													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	9,000																
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	116.00	AC		1.00	1.00	1.00	370.00	370.00	42,920																
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	227.00	227.00	8,853																
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	155.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	697,500																



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23617.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,440	100
UOP	480	25
UOP	480	25
TOTALS	2,400	1,680 39,191

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,680	97.2000	58.32	97,978	1978	1978	0	0	60.00	40.00
3 MOBILE HME		100% - 2016		Heated Area: 1440				HX Base Yr 2016			
8 60 UOP 8 24 60 BAS 24 8 60 UOP 8											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU