

NOLIN RICHARD THOMAS/NOLIN REBECCA
4506 NW FALLING CREEK RD
LAKE CITY, FL 32055

24-2S-16-01734-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										PAGE 1 of 1										3											
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND			
Exterior Wall		15		CONC BLOCK 100		0100		01		2,349		72.9000		81.65		191,796		1940		1940		0		0		10		35.00		55.00	
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		0		Heated Area: 2200		HX Base Yr															
Roof Cover		12		MODULAR MT 100																											
Interior Wall		02		WALL BD/WD 100																											
Interior Floo		06		VINYL ASB 80																											
Interior Floo		14		CARPET 20																											
Air Condition		02		WINDOW 100																											
Heating Type		02		CONVECTION 100																											
Bedrooms				2 100																											
Bathrooms				1 100																											
Frame		01		NONE 100																											
Stories		1.		1. 100																											
Architectual		05		CONV 100																											
Units				0 100																											
Condition Adj		03		03 100																											
Kitchen Adjus		01		01 100																											
Quality		03		03																											
DOR CODE		5000		IMPROVED AG																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC		24216.00		1.00/																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		935		100				935		41,989																					
BAS		1,265		100				1,265		56,808																					
UCP		396		20				79		3,548																					
UOP		350		20				70		3,144																					
TOTALS		2,946						2,349		105,488																					
EXTRA FEATURES																															
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		0296		SHED METAL		0 100		0 0		1.00		UT 0.00				0.00		100		2008		2008		3		100		300			
2		0040		BARN,POLE		0 100		28 28		784.00		UT 3.00				3.00		100		2008		2008		3		100		2,352			
3		0166		CONC,PAVMT		0 100		0 0		1.00		UT 0.00				0.00		100		2008		2008		3		100		300			
4		0030		BARN,MT		0 0		24 60		1,440.00		UT 11.00				11.00		100		2008		2008		3		100		15,840			
5		9947		Septic		0 100		0 0		1.00		UT 3,000.00				3,000.00		100						3		100		3,000			
6		0070		CARPORT UF		0 100		0 0		1.00		UT 1,200.00				1,200.00		100		2023		2022				100		1,200			
7		0070		CARPORT UF		0 100		0 0		1.00		UT 800.00				800.00		100		2023		2022				100		800			
8		0169		FENCE/WOOD		0 100		0 0		1.00		UT 800.00				800.00		100		2023		2022				100		800			
9		0296		SHED METAL		0 100		0 0		1.00		UT 1,000.00				1,000.00		100		2023		2022				100		1,000			