

SANCHEZ ROBERT
1217 N GREENWAY DR
CORAL GABLES, FL 33134

24-4S-16-03103-011

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 3 of 46										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																																							
Exterior Wall		31		VINYL SID 100		0800		02		960		114.8000		68.88		66,125		1997		1997		0		0		0 60.00		40.00		VALUATION BY										STANDARD																													
Roof Structur		03		GABLE/HIP 100		47		MOBILE HME		0%		- 2022				Heated Area: 960														Tax Group: 2										Tax Dist:																													
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE										1,067,730																													
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE										252,800																													
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET										93,600																													
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE										1,414,130																													
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										44,824																													
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										1,369,306																													
Bedrooms				3 100																										TOTAL EXEMPTION VALUE										0																													
Bathrooms				2 100																										BASE TAXABLE VALUE										1,369,306																													
Stories		1.		1. 100																										TOTAL JUST VALUE										1,414,130																													
Units				0 100																										NCON VALUE										0																													
Condition Adj		03		03 100																										INCOME VALUE																																							
																														PREVIOUS YEAR MKT VALUE										1,414,130																													
																														BLDG:90:1: LOT 50 # 240																																							
																														BLDG:89:1: LOT 49 # 232																																							
																														BLDG:88:1: LOT 47 # 214																																							
																														BLDG:87:1: LOT 46 # 202																																							
Quality		05		05																										PERMIT NUM										DESCRIPTION										AMT										ISSUED									
DOR CODE		2802		MH PARK																										14775										M H										125										12/14/1998									
MAP NUM																														14649										M H										125										10/20/1998									
NEIGHBORHOOD/LOC		24416.020		1.00/																										14514										M H										125										09/14/1998									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																				12617										M H										125										06/06/1997									
BAS		960		100				960		26,450																				11610										M H										125										09/03/1996									
TOTALS		960						960		26,450																																																											
EXTRA FEATURES										115 SW LASSO DR, LAKE CITY										BLD DATE												LGL DATE		04/09/2025										MLU																									
																				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																																																	
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 15 of 46				2	
ELEMENT	CD																			VALUATION SUMMARY															
Exterior Wall	26	ALM SIDING 100	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY												STANDARD						
Roof Structur	03	GABLE/HIP 100	0800	02	924	97.8000	58.68	54,220	1985	1985	0	0	0	60.00	40.00		Tax Group: 2					Tax Dist:													
Roof Cover	02	ROLL COMP 100	63 MOBILE HME 0% - 2022										Heated Area: 924					HX Base Yr										BUILDING MARKET VALUE					1,067,730		
Interior Wall	04	PLYWOOD 100	66 14 14 66 BAS																						TOTAL MARKET OB/XF VALUE										252,800
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										93,600					
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE										1,414,130					
Air Condition	02	WINDOW 100																		SOH/AGL Deduction										44,824					
Heating Type	01	NONE 100																		ASSESSED VALUE										1,369,306					
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										0					
Bathrooms		1.5 100																		BASE TAXABLE VALUE										1,369,306					
Stories	1.	1. 100																		TOTAL JUST VALUE										1,414					

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ELEMENT	CD	CONSTRUCTION																		VALUATION SUMMARY														2										
Exterior Wall	26	ALM SIDING 100																		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND												
Roof Structur	03	GABLE/HIP 100																		0800	02	728	90.2400	54.14	39,414	1980	1980	0	0	0	60.00	40.00												
Roof Cover	03	COMP SHNGL 100																		66 MOBILE HME 0% - 2022										Heated Area: 728														
Interior Wall	04	PLYWOOD 100																												HX Base Yr														
Interior Floo	14	CARPET 80																																										
Interior Floo	08	SHT VINYL 20																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms		2 100																																										
Bathrooms		1 100																																										
Stories	1.	1. 100																																										
Units		0 100																																										

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CONSTRUCTION										VALUATION SUMMARY										2																			
ELEMENT		CD		31		VINYL SID 100		0800		02		624		109.8000		65.88		41,109		1981		1981		0		0		60.00		40.00									
Exterior Wall		03		GABLE/HIP 100		88		MOBILE		HME		0%		- 2022		Heated Area: 624		HX		Base Yr																			
Roof Cover		04		COMP SHNGL 100																																			
Interior Wall		03		PLYWOOD 100																																			
Interior Floor		14		CARPET 80																																			
Interior Floor		08		SHT VINYL 20																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				2 100																																			
Bathrooms				1 100																																			
Stories		1.		1. 100																																			
Units				0 100																																			
Condition Adj		03		03 100																																			
Quality		05		05																																			
DOR CODE		2802		MH PARK																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		24416.020		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		624		100				624		16,444																													
TOTALS		624						624		16,444																													
EXTRA FEATURES										115 SW LASSO 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									

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