

ST. JOHN REGISTER KIMBERLY G
514 SW CHRIS TERR
LAKE CITY, FL 32024

24-4S-16-03104-046

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		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		12		CEDAR 100		0100		01		1,978		111.3560		124.72		246,696		1989		1989		0		0		35.00		65.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 1998				Heated Area: 1903														Tax Group: 2					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					160,352				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					9,670				
Interior Floor		14		CARPET 90																										TOTAL LAND VALUE - MARKET					26,250				
Interior Floor		08		SHT VINYL 10																										TOTAL MARKET VALUE					196,272				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					89,397				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					106,875				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms				2 100																										BASE TAXABLE VALUE					56,153				
Frame		01		NONE 100																										TOTAL JUST VALUE					196,272				
Stories		1.		1. 100																										NCON VALUE					0				
Architectual		05		CONV 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					196,272				
Condition Adj		03		100																																			
Kitchen Adjus		01		100																																			
Quality		05		05																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																															06				
NEIGHBORHOOD/LOC		24416.010		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		440		100				440		35,670																													
BAS		1,463		100				1,463		118,602																													
FOP		36		30				11		892																													
UOP		48		20				10		811																													
UOP		270		20				54		4,378																													
TOTALS		2,257						1,978		160,352																													
EXTRA FEATURES										514 SW CHRIS TER, LAKE CITY										BLD DATE				LGL DATE		04/03/2025		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									
1		0296		SHED METAL		0 100		8 12		1.00		UT 0.00				0.00		100		1993		1993		3		100		300											
2		0252		LEAN-TO W/		0 100		0 0		1.00		UT 0.00				0.00		100		2009		2009		3		100		50											
3		0080		DECKING		0 100		0 0		1.00		UT 0.00				0.00		100		2009		2009		3		100		1,000											
4		0169		FENCE/WOOD		0 100		0 0		1.00		UT 0.00				0.00		100		2019		2019		3		100		400											
5		0030		BARN, MT		0 0		24 30		720.00		UT 11.00				11.00		100		2019		2019		3		100		7,920											