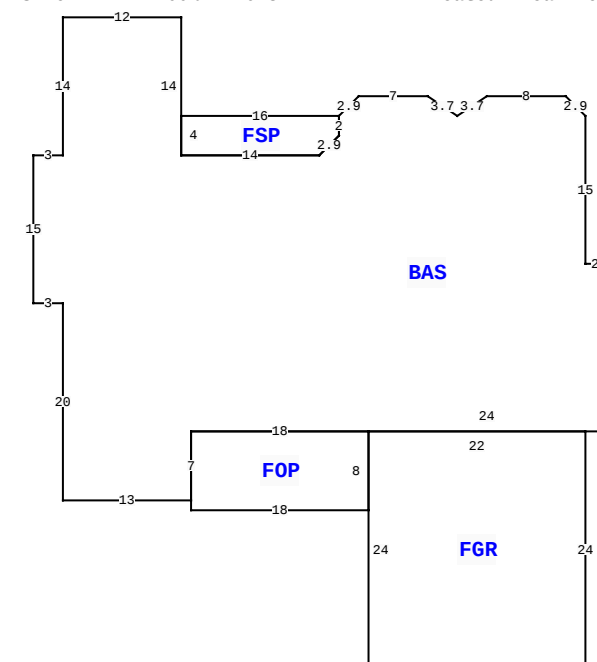


SHUPE DYLAN P
437 SW WISE DR
LAKE CITY, FL 32024

24-4S-16-03113-143

LAKE CITY, FL 32024

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
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	90	0100	01	2,322	122.1660	136.83	317,719	2005	2005	0	0	20.50	79.50	VALUATION BY																		
Exterior Wall	31	VINYL SID	10	1 SINGLE FAM 100% - 2023										Heated Area: 1964										HX Base Yr 2023										
Roof Structur	08	IRREGULAR	100											Tax Group: 2										Tax Dist:										
Roof Cover	03	COMP SHNGL	100											BUILDING MARKET VALUE										252,587										
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE										17,800										
Interior Floo	15	HARDTILE	80											TOTAL LAND VALUE - MARKET										35,000										
Interior Floo	14	CARPET	20											TOTAL MARKET VALUE										305,387										
Air Condition	03	CENTRAL	100											SOH/AGL Deduction										8,439										
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE										296,948										
Bedrooms	4	100												TOTAL EXEMPTION VALUE										HX HB 13 296,948										
Bathrooms	2	100												BASE TAXABLE VALUE										0										
Frame	02	WOOD FRAME	100											TOTAL JUST VALUE										305,387										
Stories	1.	1.	100	NCON VALUE										0																				
Architectual	05	CONV	100	INCOME VALUE																														
Units	0	100		PREVIOUS YEAR MKT VALUE										309,120																				
Condition Adj	03	03	100																															
Kitchen Adjus	01	01	100																															
Quality	05	05																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM	MKT AREA																		06															
NEIGHBORHOOD/LOC	24416.00																		1.00/															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,964	100		1,964	213,644																													
FGR	528	55		290	31,546																													
FOP	144	30		43	4,678																													
FSP	62	40		25	2,720																													
TOTALS	2,698			2,322	252,587																													
EXTRA FEATURES					437 SW WISE DR, 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	0280	POOL R/CON	0	100	8	22	176.00	UT	70.00	70.00	100	2005	2005	3	47	5,790																		
2	0282	POOL ENCL	0	100	22	32	704.00	UT	15.00	15.00	100	2005	2005	3	40	4,224																		
3	0166	CONC, PAVMT	0	100	0	0	1,733.00	UT	2.00	2.00	100	2005	2005	3	100	3,466																		
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200																		
5	0120	CLFENCE	4	0	100	0	480.00	UT	6.50	6.50	100	2009	2009	3	100	3,120																		
TOTAL OB/XF 17,800																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000																	
REVIEW DATE 02/17/2025 BY JB Total Acres: 0.62 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS																																		