

FOSTER EDWARD D/FOSTER JUDITH A
P O BX 2803
LAKE CITY, FL 32056

24-4S-17-08720-103

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY																													
Exterior Wall	32	HARDIE BRD 100								0100	01	3,206	107.7064	120.63	386,740	2006	2006	0	0	19.00	81.00	VALUATION BY					STANDARD												
Exterior Wall	00	N/A 0								1 SINGLE FAM 100% - 2025										Heated Area: 2645										HX Base Yr 2025									
Roof Structur	08	IRREGULAR 100																		Tax Group: 3										Tax Dist:									
Roof Cover	06	ASB SHINGL 100																		BUILDING MARKET VALUE										313,259									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										3,386									
Interior Floo	12	HARDWOOD 90																		TOTAL LAND VALUE - MARKET										65,260									
Interior Floo	15	HARDTILE 10																		TOTAL MARKET VALUE										327,168									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										327,168									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB SX 100,722									
Bathrooms		2.5 100																		BASE TAXABLE VALUE										226,446									
																				TOTAL JUST VALUE										381,905									
Frame	02	WOOD FRAME 100								NCON VALUE										0																			
Stories	2.	2. 100								INCOME VALUE																													
Units	0	0 100								PREVIOUS YEAR MKT VALUE										385,773																			
Condition Adj	02	02 100																																					
Kitchen Adjus	01	01 100																																					
Quality		05	05																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA																	04																			
NEIGHBORHOOD/LOC		24417.010	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,651	100	2025	1,651	161,320																																		
FGR	576	55	2025	317	30,974																																		
FOP	176	30	2025	53	5,178																																		
FOP	240	30	2025	72	7,035																																		
FUS	994	100	2025	994	97,124																																		
UST	264	45	2025	119	11,628																																		
TOTALS		3,901			3,206	313,259																																	
EXTRA FEATURES										470 SE MYRTIS DORTCH TER, 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																						
1	0166	CONC, PAVMT	0	100	22	21	462.00	UT	3.00	3.00	100	2025	2024		100	1,386																							
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000																							
LAND DESCRIPTION										TOTAL OB/XF										3,386																			
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					1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500																						
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.04	AC		1.00	1.00	1.00	445.00	445.00	4,023																						
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.04	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,760																						