

MCDONALD KAREN L
4523 SE COUNTY RD 252
LAKE CITY, FL 32025

24-4S-17-08728-020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3
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		0201		02		1,288		113.9000		107.07		137,906		2000		2000		0		0		45.00		55.00		VALUATION BY					STANDARD					
Roof Structure		03		GABLE/HIP 100		2		MANUF 1		100% - 1997						Heated Area: 1216												HX Base Yr 1997		Tax Group: 3					Tax Dist:					
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					75,848					
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					13,500					
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					17,010					
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					106,358					
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					51,775					
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					54,583					
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB WX 32,974					
Bathrooms				2 100																										BASE TAXABLE VALUE					21,609					
Stories		1.		1. 100																										TOTAL JUST VALUE					106,358					
Architectual Units		01		CONV 100																										NCON VALUE					0					
Condition Adj		03		03 100																										INCOME VALUE										
Kitchen Adjus		01		01 100																										PREVIOUS YEAR MKT VALUE					106,358					
Quality		05		05																																				
DOR CODE		0200		MOBILE HOME																																				
MAP NUM				MKT AREA																																				
NEIGHBORHOOD/LOC		24417.00		1.00/																																				
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																														
BAS		1,216		100				1,216		71,608																														
UOP		288		25				72		4,240																														
TOTALS		1,504						1,288		75,848																														
EXTRA FEATURES																																								
4521 SE COUNTY ROAD 252																																								
BLD DATE																																								
XF DATE																																								
INC DATE																																								