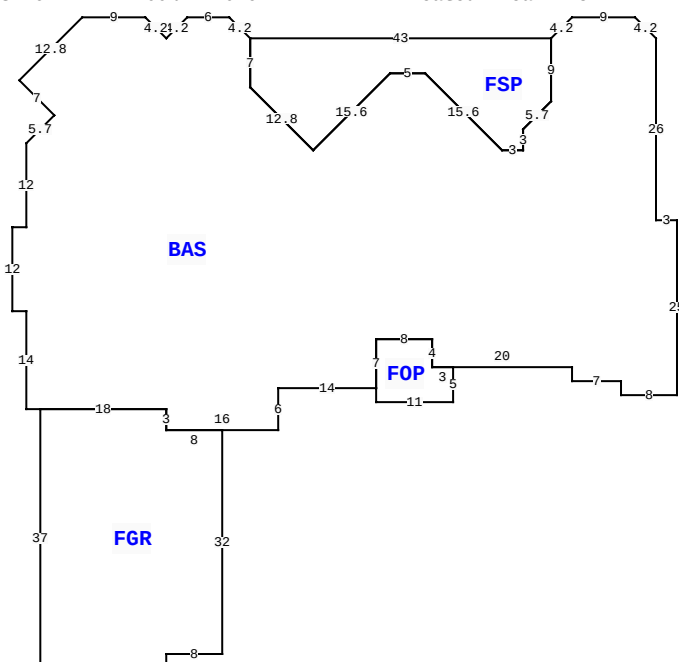
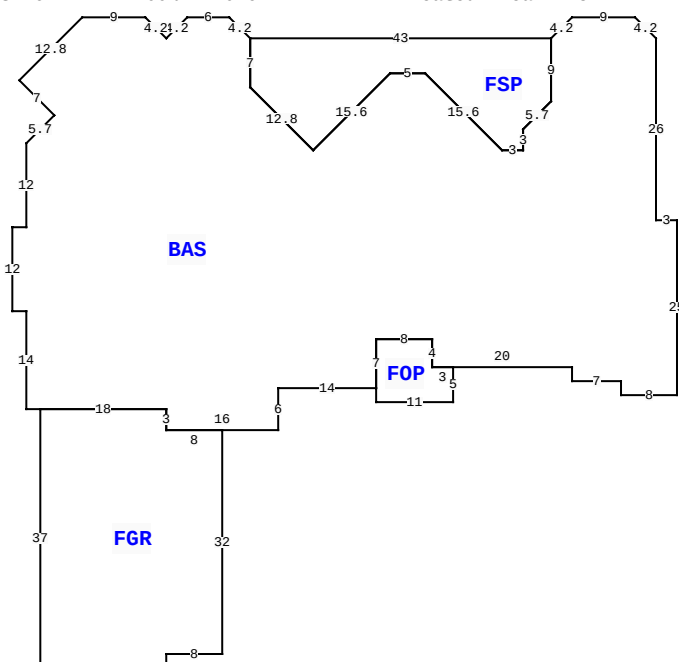


WELLES TERRANCE & SUE REVOCABLE TRUST
171 SW KING ST
LAKE CITY, FL 32024

25-4S-16-03154-102

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																				
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD																						
Exterior Wall		16	WD FR STUC 100		0100	01	4,971	143.1487	160.33	797,000	1999	1999	0	0	35.00	65.00	Tax Group: 2		Tax Dist:																					
Roof Structur		08	IRREGULAR 100		2 SINGLE FAM 100% - 2016												Heated Area: 4257												HX Base Yr 2016											
Roof Cover		03	COMP SHNGL 100														BUILDING MARKET VALUE												518,050											
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE												74,099											
Interior Floo		14	CARPET 80														TOTAL LAND VALUE - MARKET												411,400											
Interior Floo		12	HARDWOOD 20														TOTAL MARKET VALUE												655,101											
Air Condition		03	CENTRAL 100														SOH/AGL Deduction												189,140											
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE												465,961																							
Bedrooms			4 100		TOTAL EXEMPTION VALUE												HX HB WX								55,722															
Bathrooms			4 100		BASE TAXABLE VALUE												410,239																							
Frame		01	NONE 100		TOTAL JUST VALUE												1,003,549																							
Stories		1.	1. 100		NCON VALUE												0																							
Architectual		05	CONV 100		INCOME VALUE																																			
Units			0 100		PREVIOUS YEAR MKT VALUE												1,003,549																							
Condition Adj		04	04 100														SALE:1:1: 33.40 AC																							
Kitchen Adjus		01	01 100																																					
Quality		08	08																																					
DOR CODE		5000	IMPROVED AG																																					
MAP NUM			MKT AREA														01																							
NEIGHBORHOOD/LOC		25416.00	1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	4,257	100		4,257	443,641																																			
FGR	922	55		507	52,837																																			
FOP	87	30		26	2,710																																			
FSP	452	40		181	18,863																																			
TOTALS	5,718			4,971	518,050																																			
EXTRA FEATURES										171 SW KING ST, LAKE CITY																														
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	0030	BARN, MT	0	0	60	60	1.00	UT	15,000.00	15,000.00	90	1998	1998	3	90	13,500																								
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200																								
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000																								
4	0166	CONC, PAVMT	0	100	0	0	1,582.00	UT	1.50	1.50	100	1999	1999	3	100	2,373																								
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	3,500																								
6	0280	POOL R/CON	0	100	0	0	880.00	UT	70.00	70.00	100	2000	2000	3	40	24,640																								
7	0040	BARN, POLE	0	100	36	50	1,800.00	UT	2.50	2.50	100	2000	2000	3	100	4,500																								
8	0166	CONC, PAVMT	0	100	40	60	1,520.00	UT	1.50	1.50	100	2000	2000	3	100	2,280																								
9	0282	POOL ENCL	0	100	41	61	2,501.00	UT	15.00	15.00	100	2009	2009	3	40	15,006																								
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400																								
LAND DESCRIPTION										TOTAL OB/XF 69,399																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000																							
2	6200	A	PASTURE 3	0		00	0.00	0.00	28.40	AC		1.00	1.00	1.00	280.00	280.00	7,952																							
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	32.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	356,400																							
REVIEW DATE	07/07/2023	BY	JB	Total Acres: 33.40		Total Land Value: 62,952		Market: 356,400		Agricultural: 7,952		Common: 55,000		PRINTED 11/19/2025 BY SYS																										

WELLES TERRANCE & SUE REVOCABLE TRUST
171 SW KING ST
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2026

25-4S-16-03154-102

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 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											
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