

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																				
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	19	COMMON BRK 100	0100	01	3,377	125.2551	140.29	473,759	1987	1987	0	0	0	35.00	65.00	VALUATION BY																								
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 1996										Heated Area: 2928					HX Base Yr 1996					STANDARD																	
Roof Cover	03	COMP SHNGL 100																					Tax Group: 2					Tax Dist:												
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE					307,943												
Interior Floor	14	CARPET 80																					TOTAL MARKET OB/XF VALUE					5,330												
Interior Floor	07	CORK/VTILE 20																					TOTAL LAND VALUE - MARKET					42,000												
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE					355,273												
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction					131,636												
Bedrooms		3 100																					ASSESSED VALUE					223,637												
Bathrooms		2.5 100																					TOTAL EXEMPTION VALUE					HX HB 50,722												
Frame	01	NONE 100																					BASE TAXABLE VALUE					172,915												
Stories	1.5	1.5 100																					TOTAL JUST VALUE					355,273												
Architectural	05	CONV 100																					NCON VALUE					0												
Units		0 100																					INCOME VALUE																	
Condition Adj	03	03 100																					PREVIOUS YEAR MKT VALUE					355,273												
Kitchen Adj	01	01 100																																						
Quality																07	07																							
DOR CODE																0100	SINGLE FAMILY																							
MAP NUM																	MKT AREA								06															
NEIGHBORHOOD/LOC																26316.030				1.00/																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,596	100		1,596	145,537																																			
FGR	528	55		290	26,445																																			
FSP	375	40		150	13,679																																			
FUS	1,332	100		1,332	121,463																																			
PTO	180	5		9	821																																			
TOTALS																4,011			3,377	307,943																				
EXTRA FEATURES																1266 NW FRONTIER DR, 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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,330																								
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																								