

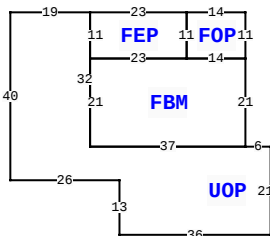
LOT 33 & S1/2 34 FAIRWAY VIEW
UNIT 3. ORB 903-2552,
957-1982.

WENGERT PAUL F/WENGERT THEO H
153 NW OTTER CT
LAKE CITY, FL 32055

2026

26-3S-16-02308-141



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	4,175	128.6162	144.05	601,409	1988	1988	0	0	0	35.00	65.00	VALUATION BY	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2001													Tax Group: 2		Tax Dist:									
Roof Cover	03	COMP SHNGL 100	Heated Area: 3231													BUILDING MARKET VALUE		390,916									
Interior Wall	05	DRYWALL 100	HX Base Yr 2001													TOTAL MARKET OB/XF VALUE		4,730									
Interior Floo	14	CARPET 80														TOTAL LAND VALUE - MARKET		42,000									
Interior Floo	15	HARDTILE 20														TOTAL MARKET VALUE		437,646									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction		157,117									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE		280,529									
Bedrooms		3 100														TOTAL EXEMPTION VALUE		HX HB 13		280,529							
Bathrooms		3 100														BASE TAXABLE VALUE		0									
Frame	01	NONE 100														TOTAL JUST VALUE		437,646									
Stories	1.5	1.5 100														NCON VALUE		0									
Architectual	05	CONV 100														INCOME VALUE											
Units		0 100														PREVIOUS YEAR MKT VALUE		437,646									
Condition Adj	03	03 100																									
Kitchen Adjus	01	01 100																									