

LATTIN THOMAS/SERGIO GIOVANNI
188 NW EGRET LN
LAKE CITY, FL 32055

26-3S-16-02309-041

BUILDING CHARACTERISTICS/CONSTRUCTION										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
ELEMENT	CD											TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	19	COMMON BRK 100										0100	01	3,777	107.0289	119.87	452,749	1973	1973	0	0	5	35.00	60.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100										1 SINGLE FAM 100% - 2016										Heated Area: 2910										HX Base Yr 2016									
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	15	HARDTILE 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2.5 100																																							
Frame	01	NONE 100																																							
Stories	1.	1. 100																																							
Architectual Units	05	CONV 100 0 100																																							
Condition Adj	02	02 100																																							
Kitchen Adjus	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	2,910	100		2,910	209,293																																				
CAN	200	30		60	4,315																																				
FDG	800	60		480	34,523																																				
FOP	84	30		25	1,798																																				
FSP	754	40		302	21,721																																				
TOTALS		4,748			3,777	271,649																																			
EXTRA FEATURES						188 NW EGRET LN, 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	800																										
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																										
3	0220	JACUZZI	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500																										
4	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336																										
5	0282	POOL ENCL	0 100	32	29	928.00	UT	15.00	15.00	100	1993	1993	3	40	5,568																										
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500																										
LAND DESCRIPTION						TOTAL OB/XF 24,904																																			
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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000																								