



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Exterior Wall	03	AVERAGE 100	0100	01	2,280	TOT ADJ PTS	100.3950	EFF. BASE RATE	112.44	REPL. COST NEW	256,363	AYB	1986	EYB	1986	ECON	0	FNCT	0	NORM	0 35.00	% COND	65.00									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 1995										Heated Area: 2112										HX Base Yr 1995									
Roof Cover	05	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	14	CARPET 90																														
Interior Floor	06	VINYL ASB 10																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		4 100																														
Bathrooms		2 100																														
Frame	01	NONE 100																														
Stories	1.	1. 100																														
Architectural Units	05	CONV 100																														
Condition Adj	03	03 100																														
Kitchen Adjus	01	01 100																														
Quality		05 05																														
DOR CODE		5000	IMPROVED AG																													
MAP NUM			MKT AREA																				02									
NEIGHBORHOOD/LOC		25517.00	1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	285	100		285	20,829																											
BAS	1,827	100		1,827	133,528																											
FOP	90	30		27	1,973																											
FOP	120	30		36	2,631																											
UOP	40	20		8	585																											
UST	216	45		97	7,090																											
TOTALS		2,578		2,280	166,636																											
EXTRA FEATURES					196 SE MCGLENWOOD CT, LAKE CITY										BLD DATE					LGL DATE												
															XF DATE					LAND DATE												
															INC DATE					AG DATE												
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	1,000																		
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	0080	DECKING	0 100	0 0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,800																		
4	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600																		
5	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000																		
6	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500																		