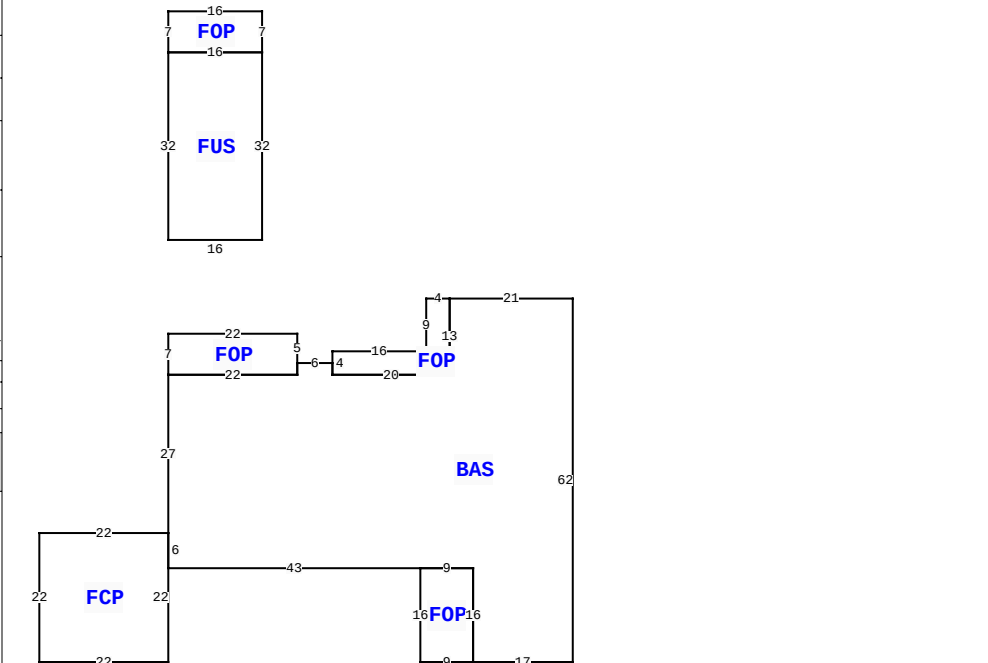


DUKES THEDAS CREEL
290 SE ORMOND WITT ROAD
LAKE CITY, FL 32025

26-5S-17-09394-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																				
Exterior Wall	15	CONC BLOCK	50		0100	01	3,625	117.7050		131.83		477,884	1973		1973	0	0	35.00	65.00	VALUATION BY														
Exterior Wall	19	COMMON BRK	50		1 SINGLE FAM 100% - 2025										Heated Area: 3346										HX Base Yr 2025									
Roof Structur	03	GABLE/HIP	100												BUILDING MARKET VALUE										310,625									
Roof Cover	14	PREFIN MT	100												TOTAL MARKET OB/XF VALUE										7,700									
Interior Wall	05	DRYWALL	100												TOTAL LAND VALUE - MARKET										65,500									
Interior Floo	14	CARPET	90												TOTAL MARKET VALUE										383,825									
Interior Floo	06	VINYL ASB	10												SOH/AGL Deduction										0									
Air Condition	03	CENTRAL	100												ASSESSED VALUE										383,825									
Heating Type	04	AIR DUCTED	100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Bedrooms		3	100												BASE TAXABLE VALUE										333,103									
Bathrooms		3	100												TOTAL JUST VALUE										383,825									
															NCON VALUE										0									
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										383,825																			
Frame	01	NONE	100																															
Stories	1.5	1.5	100																															
Architectual	05	CONV	100																															
Units		0	100																															
Condition Adj	03	03	100																															
Kitchen Adjus	01	01	100																															
Quality	05	05																																
DOR CODE	0100	SINGLE FAMILY																																
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	2,834	100		2,834	242,844																													
FCP	484	25		121	10,368																													
FOP	112	30		34	2,913																													
FOP	116	30		35	2,999																													
FOP	144	30		43	3,685																													
FOP	154	30		46	3,942																													
FUS	512	100		512	43,873																													
TOTALS	4,356			3,625	310,625																													
EXTRA FEATURES										290 SE ORMOND WITT RD, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																		
2	0010	BARN,BLK	0	100	25	33	1.00	UT	0.00	0.00	100	0	0	3	100	2,000																		
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500																		
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																		
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200																		
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800																		
LAND DESCRIPTION										TOTAL OB/XF 7,700																								
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	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000																	
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.10	AC		1.00	1.00	1.00	5,000.00	5,000.00	60,500																	
REVIEW DATE	12/02/2024	BY	SYS	Total Acres: 13.10		Total Land Value: 65,500		Market: 0		Agricultural: 0		Common: 65,500		PRINTED 11/19/2025 BY SYS																				