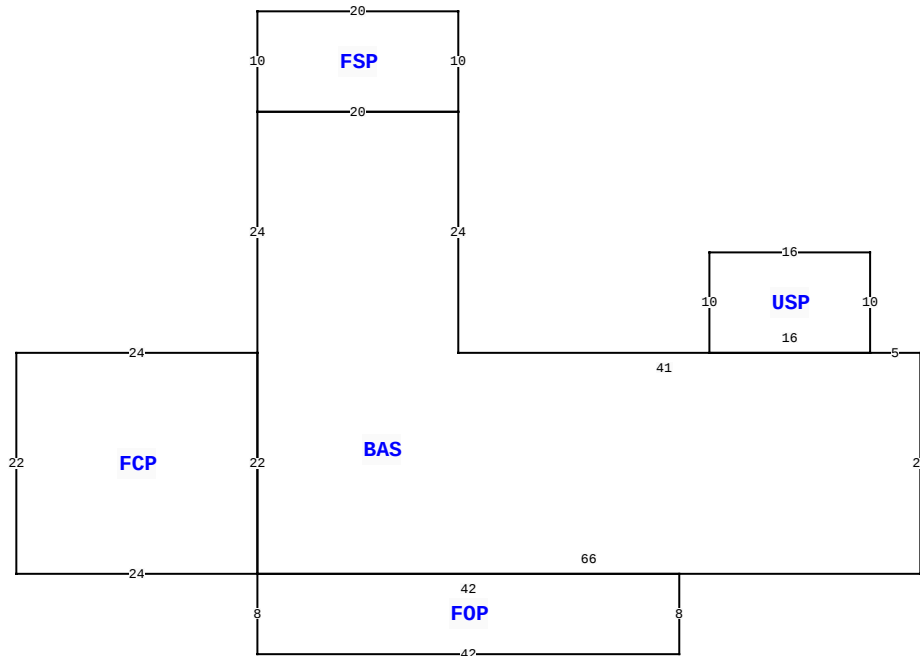


THOMAS ROBERT MARION/THOMAS OUDRA MAE
13151 NORTH US HIGHWAY 441
LAKE CITY, FL 32055

28-1S-17-04579-000



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	08	WD OR PLY 70								0100	01	2,301	95.4480	106.90	245,977	1965	1965	0	0	35.00	65.00	VALUATION BY								STANDARD									
Exterior Wall	19	COMMON BRK 30								1 SINGLE FAM - 100% - 0										Heated Area: 1932										HX Base Yr									
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										159,885									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										9,683									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										28,000									
Interior Floo	14	CARPET 90																		TOTAL MARKET VALUE										197,568									
Interior Floo	06	VINYL ASB 10																		SOH/AGL Deduction										109,987									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										87,581									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,722									
Bedrooms		3 100																		BASE TAXABLE VALUE										36,859									
Bathrooms		1 100																		TOTAL JUST VALUE										197,568									
Frame	01	NONE 100																		NCON VALUE										0									
Stories	1.	1. 100								INCOME VALUE																													
Architectual	05	CONV 100								PREVIOUS YEAR MKT VALUE										185,577																			
Units		0 100																																					
Condition Adj	03	03 100																																					
Kitchen Adjus	01	01 100																																					
Quality	05	05																																					
DOR CODE	0102	SFRES/MOBILE HOME																																					
MAP NUM		MKT AREA								03																													
NEIGHBORHOOD/LOC		28117.00								1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,932	100		1,932	134,245																																		
FCP	528	25		132	9,172																																		
FOP	336	30		101	7,018																																		
FSP	200	40		80	5,559																																		
USP	160	35		56	3,891																																		
TOTALS	3,156			2,301	159,885																																		
EXTRA FEATURES					13175 N US HIGHWAY 441 , LAKE CITY										BLD DATE					LGL DATE					04/15/2025					MLU									
															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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																							
2	0296	SHED METAL	0	100	12	22	1.00	UT	0.00	0.00	100	0	0	3	100	400																							
3	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000																							
4	0021	BARN,FR AE	0	100	20	32	640.00	UT	1.80	1.80	50	0	0	3	50	576																							
5	0040	BARN,POLE	0	100	8	32	256.00	UT	1.20	1.20	100	0	0	3	100	307																							
6	0040	BARN,POLE	0	100	20	32	1.00	UT	600.00	600.00	50	0	0	3	50	300																							
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600																							
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100																							
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100																							
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100																							
LAND DESCRIPTION										TOTAL OB/XF										9,683																			
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			0.00	0.00	4.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,000																						
											</																												