

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3									
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		31	VINYL SID 100		0201	02	1,296	113.7000		106.88			138,516	2005	2005	0	0	0	45.00	55.00	VALUATION BY										STANDARD											
Roof Structur		03	GABLE/HIP 100		1 MANUF 1 100% - 2007										Heated Area: 1296					HX Base Yr 2007					Tax Group: 3					Tax Dist:					76,184							
Roof Cover		03	COMP SHNGL 100		48 27 48																		TOTAL MARKET OB/XF VALUE										9,400									
Interior Wall		05	DRYWALL 100																				TOTAL LAND VALUE - MARKET										31,250									
Interior Floo		14	CARPET 70																				TOTAL MARKET VALUE										116,834									
Interior Floo		08	SHT VINYL 30																				SOH/AGL Deduction										41,435									
Air Condition		03	CENTRAL 100																				ASSESSED VALUE										75,399									
Heating Type		04	AIR DUCTED 100																				TOTAL EXEMPTION VALUE					HX HB					50,399									
Bedrooms			3 100																				BASE TAXABLE VALUE										25,000									
Bathrooms			2 100																				TOTAL JUST VALUE										116,834									
Stories		1.	1. 100																				NCON VALUE										0									
Architectual Units		01	CONV 100																				INCOME VALUE																			
Condition Adj		03	03 100		PREVIOUS YEAR MKT VALUE										116,834																											
Kitchen Adjus		01	01 100		48 27 48																																					
Quality		05	05																																							
DOR CODE		0200		MOBILE HOME																																						
MAP NUM				MKT AREA				03																																		
NEIGHBORHOOD/LOC		28216.020		1.00/																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,296	100		1,296	76,184																																					
TOTALS		1,296			1,296	76,184																																				
EXTRA FEATURES					252 NW FRIENDSHIP WAY, LAKE CITY										BLD DATE				LGL DATE		05/17/2023		MLU																			
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	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																											
2	0261	PRCH, UOP	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200																											
3	0081	DECKING WI	0 100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400																											
4	0296	SHED METAL	0 100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800																											
LAND DESCRIPTION										TOTAL OB/XF										9,400																						
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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	2.50	12,500.00	31,250.00	31,250																									