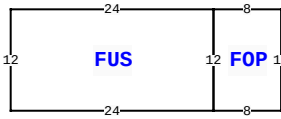
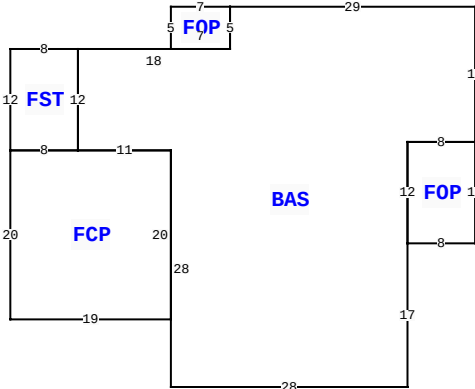


THOMAS DALE ROBERTS
287 NE BUCKMASTER GLN
LAKE CITY, FL 32055

28-2S-17-04774-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	21	CEDAR 80								0100	01	1,989	117.9832	132.14	262,826	1987	1987	0	0	35.00	65.00	VALUATION BY								STANDARD											
Exterior Wall	21	STONE 20								1 SINGLE FAM 0% - 0										Heated Area: 1773										HX Base Yr											
Roof Structur	03	GABLE/HIP 100																												Tax Group: 3										Tax Dist:	
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										170,837											
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										11,900											
Interior Floo	14	CARPET 90																		TOTAL LAND VALUE - MARKET										514,080											
Interior Floor	06	VINYL ASB 10																		TOTAL MARKET VALUE										237,368											
Air Condition	03	CENTRAL 100								SOH/AGL Deduction										0																					
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										237,368																					
Bedrooms		3 100								TOTAL EXEMPTION VALUE										0																					
Bathrooms		2 100								BASE TAXABLE VALUE										237,368																					
Frame	01	NONE 100								TOTAL JUST VALUE										696,817																					
Stories	1.5	1.5 100								NCON VALUE										0																					
Architectual	05	CONV 100								INCOME VALUE																															
Units		0 100								PREVIOUS YEAR MKT VALUE										696,817																					
Condition Adj	03	03 100																		XFOB:3:1: SKYL MH																					
Kitchen Adjus	01	01 100																		BLDG:2:1: SKYLINE MH																					
Quality	05	05																		XFOB:2:1: STATLER MH																					
DOR CODE	5000	IMPROVED AG																		PRMT:2:1: 14X70																					
MAP NUM		MKT AREA																		03																					
NEIGHBORHOOD/LOC		28217.00								1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,485	100		1,485	127,548																																				
FCP	380	25		95	8,159																																				
FOP	35	30		10	859																																				
FOP	96	30		29	2,491																																				
FOP	96	30		29	2,491																																				
FST	96	55		53	4,552																																				
FUS	288	100		288	24,736																																				
TOTALS	2,476			1,989	170,837	480 NE HEATHER GLN, LAKE CITY										BLD DATE		LGL DATE		04/14/2025		MLU																			
EXTRA FEATURES																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	0297	SHED CONCR	0	0	0	0	1.00	UT 0.00	0.00	100	0	0	3	100	1,000																										
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	1,600																										
3	0040	BARN, POLE	0	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	500																										
4	0190	FPLC PF	0	0	0	0	1.00	UT 1,200.00	1,200.00	100	2011	2011	3	100	1,200																										
5	0285	SALVAGE	0	0	0	0	1.00	UT 0.00	0.00	100	2011	2011	3	100	200																										
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT 0.00	0.00	100	2015	2015	3	100	200																										
7	0080	DECKING	0	0	0	0	1.00	UT 0.00	0.00	100	2015	2015	3	100	200																										
8	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000																										
</																																									

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