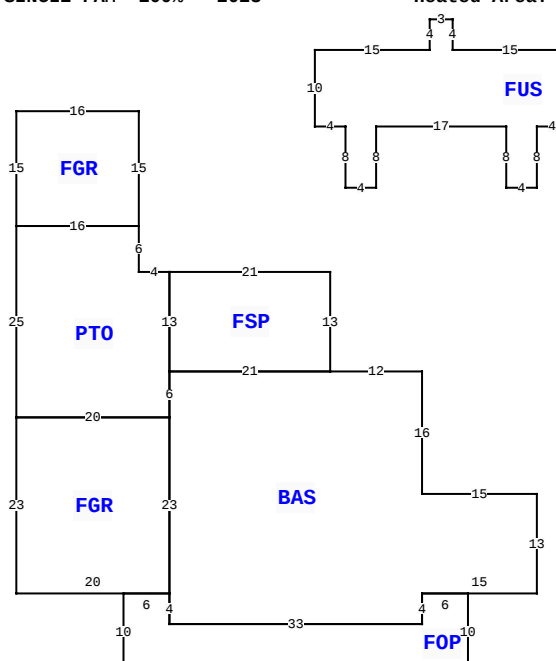
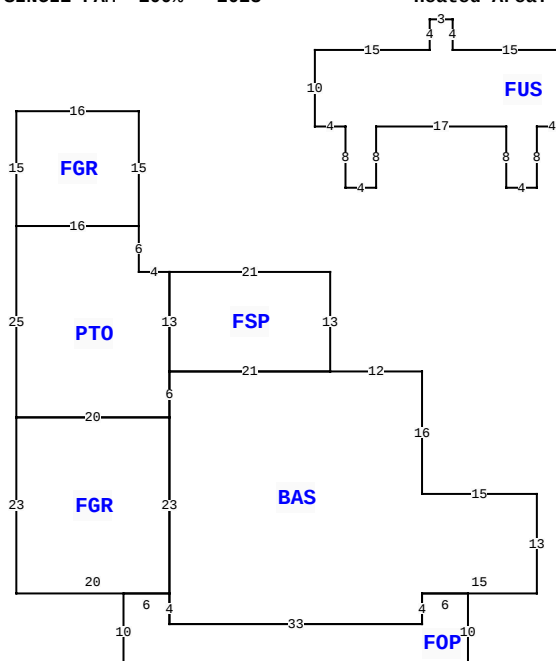
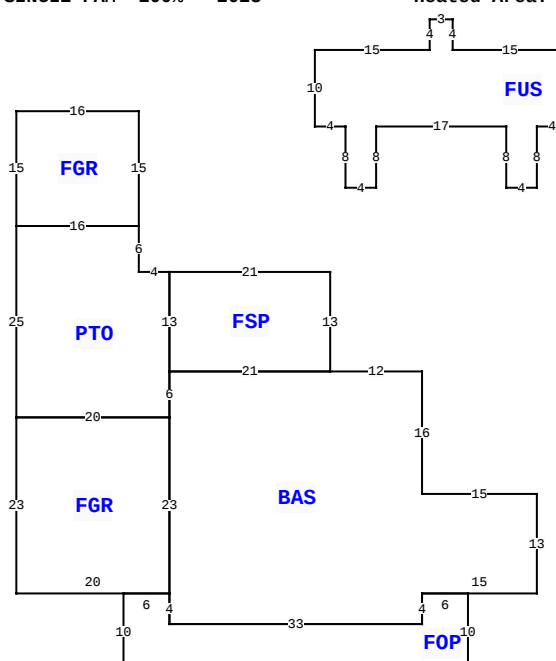


CLARDY GROVER W
382 NW EMERALD LAKES DR
LAKE CITY, FL 32055

28-3S-16-02372-130

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	19	COMMON BRK 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY								STANDARD								
Roof Structur	03	GABLE/HIP 100								0100	01	2,303	122.5570	137.26	316,110	1995	1995	0	0	29.00	71.00	Tax Group: 2								Tax Dist:									
Roof Cover	03	COMP SHNGL 100								1 SINGLE FAM 100% - 2023										Heated Area: 1690										HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										224,438									
Interior Floo	14	CARPET 90																		TOTAL MARKET OB/XF VALUE										46,793									
Interior Floo	15	HARDTILE 10																		TOTAL LAND VALUE - MARKET										35,000									
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										306,231									
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										112,896									
Bedrooms		3 100																		ASSESSED VALUE										193,335									
Bathrooms		2.5 100																		TOTAL EXEMPTION VALUE										HX HB VX 55,722									
Frame	01	NONE 100																		BASE TAXABLE VALUE										137,613									
Stories	1.	1. 100																		TOTAL JUST VALUE										306,231									
Architectual	05	CONV 100																		NCON VALUE										0									
Units		0 100																		INCOME VALUE																			
Condition Adj	03	03 100																		PREVIOUS YEAR MKT VALUE										290,165									
Kitchen Adjus	01	01 100																																					
Quality		06 06																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM										MKT AREA								06																					
NEIGHBORHOOD/LOC		28316.050 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,284	100		1,284	125,132																																		
FGR	240	55		132	12,864																																		
FGR	460	55		253	24,656																																		
FOP	318	30		95	9,258																																		
FSP	273	40		109	10,622																																		
FUS	406	100		406	39,567																																		
PTO	476	5		24	2,339																																		
TOTALS		3,457				2,303		224,438																															
EXTRA FEATURES										382 NW EMERALD LAKES DR, 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	2,886.00	UT	1.50	1.50	100	1995	1995	3	100	4,329																							
2	0140	CLFENCE 6	0	100	0	0	100.00	UT	9.50	9.50	100	2007	2007	3	100	950																							
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300																							
4	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,864																							
5	0030	BARN, MT	0	100	30	60	1.00	UT	27,000.00	27,000.00	100	2024	2023		100	27,000																							
6	0070	CARPORT UF	0	100	0	0	1.00	UT	5,250.00	5,250.00	100	2024	2023		100	5,250																							
7	0070	CARPORT UF	0	100	0	0	1.00	UT	2,100.00	2,100.00	100	2024	2023		100	2,100																							
LAND DESCRIPTION										TOTAL OB/XF										46,793																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						