

BROWN LESLIE/BROWN LILLIAN
179 NE TREASURE CT
LAKE CITY, FL 32055-1760

28-3S-17-05726-000

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	19	COMMON BRK 100								0100	01	1,160	116.0760	130.01	150,812				1965	1980	10	0	0	35.00	55.00	VALUATION BY																					
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 50% - 2012										Heated Area: 1054										HX Base Yr 2012										STANDARD							
Roof Cover	03	COMP SHNGL 100																												Tax Group: 2										Tax Dist:							
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										82,947							
Interior Floo	14	CARPET 90																												TOTAL MARKET OB/XF VALUE										4,270							
Interior Floo	08	SHT VINYL 10																												TOTAL LAND VALUE - MARKET										9,660							
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										96,877							
Heating Type	03	FORCED AIR 100																												SOH/AGL Deduction										14,063							
Bedrooms		3 100																												ASSESSED VALUE										82,814							
Bathrooms		1 100																												TOTAL EXEMPTION VALUE										HA HAB 25,000							
Frame	01	NONE 100																												BASE TAXABLE VALUE										57,814							
Stories	1.	1. 100																												TOTAL JUST VALUE										96,877							
Architectual	05	CONV 100																												NCON VALUE										0							
Units		0 100																												INCOME VALUE																	
Condition Adj	03	03 100																												PREVIOUS YEAR MKT VALUE										91,690							
Kitchen Adjus	01	01 100																																													
Quality		05	05																																												
DOR CODE		0100	SINGLE FAMILY																																												
MAP NUM			MKT AREA																											07																	
NEIGHBORHOOD/LOC		28317.040	1.00/																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	190	100		190	13,586																																										
BAS	864	100		864	61,781																																										
UOP	78	20		16	1,144																																										
USP	195	35		68	4,863																																										
UST	50	45		22	1,573																																										
TOTALS		1,377			1,160	82,947																																									
EXTRA FEATURES										179 NE TREASURE CT, 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	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	70																															
2	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																															
3	0180	FPLC 1STRY	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000																															
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																															
5	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																															
6	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600																															
7	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	700																															
8	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100																															
LAND DESCRIPTION										TOTAL OB/XF										4,270																											
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	50			0.00	0.00	1.00	LT		1.00	1.00	1.15	8,400.00	9,660.00	9,660																														