

VRASTIL FAMILY REVOCABLE TRUST DATED APRIL 16, 202
176 NW CAMBRIDGE HILL WAY
LAKE CITY, FL 32055

29-2S-16-01777-141

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
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		32	HARDIE BRD 100			0100	01	2,840	127.5960	142.91	405,864	2011	2011	0	0		0	14.00	86.00	VALUATION BY					STANDARD										
Roof Structur		08	IRREGULAR 100			1 SINGLE FAM 100% - 2020										Heated Area: 2645					HX Base Yr 2020					Tax Group: 3					Tax Dist:				
Roof Cover		14	PREFIN MT 100																							349,043									
Interior Wall		05	DRYWALL 100																							75,144									
Interior Floor		12	HARDWOOD 80																							69,138									
Interior Floor		15	HARDTILE 20																							433,745									
Air Condition		03	CENTRAL 100																							375,555									
Heating Type		04	AIR DUCTED 100																							58,190									
Bedrooms			3 100																							375,555									
Bathrooms			2.5 100																							247,622									
Frame		02	WOOD FRAME 100																							127,933									
Stories		1.	1. 100																							493,325									
Architectual		05	CONV 100																							0									
Units			0 100																							INCOME VALUE									
Condition Adj		03	03 100																							PREVIOUS YEAR MKT VALUE									
Kitchen Adjus		01	01 100																							497,684									
Quality		06	06																																
DOR CODE		5000IMPROVED AG																																	
MAP NUM																			MKT AREA		03														
NEIGHBORHOOD/LOC		29216.00																	1.00/																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,645	100		2,645	325,077																														
FOP	32	30		10	1,229																														
FOP	128	30		38	4,671																														
FOP	489	30		147	18,067																														
TOTALS		3,294			2,840	349,043																													
EXTRA FEATURES						176 NW CAMBRIDGE HILL WAY, 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	0020	BARN, FR	0	100	60	60	1.00	UT	0.00	0.00	100	2008	2008	3	100	60,000																			
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000																			
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100																			
4	0214	GRN HOUSE	0	100	20	54	1,080.00	UT	3.00	3.00	60	2013	2013	3	60	1,944																			
5	0040	BARN, POLE	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2021	2020		100	4,500																			
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500																			
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100																			
LAND DESCRIPTION						TOTAL OB/XF										75,144																			
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		A-3	0.00	0.00	1.02	AC		1.00	1.00	1.00	6,900.00	6,900.00	7,038																		
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520																		
3	9910	M	MKT. VAL. AG	100					9.00	AC		1.00	1.00	1.00	6,900.00	6,900.00	62,100																		
REVIEW DATE		11/06/2023		BY	TW		Total Acres: 10.02		Total Land Value: 9,558		Market: 62,100		Agricultural: 2,520		Common: 7,038		PRINTED 11/18/2025 BY SYS																		