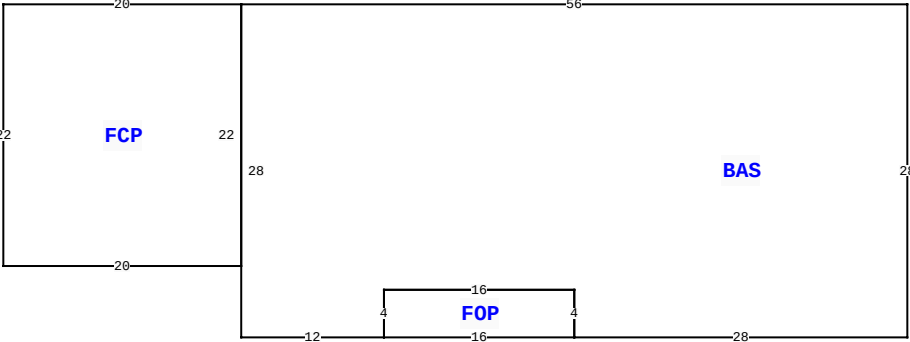


RICHARDS MART T
2306 SW CR 349
LAKE CITY, FL 32024

29-5S-17-09448-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
Exterior Wall	19	COMMON BRK	100	0100	01	1,633	111.3750	124.74	203,700	1971	1971	0	0	35.00	65.00	VALUATION BY					STANDARD												
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM - 100% - 2002										Heated Area: 1504					HX Base Yr 2002					Tax Group: 3					Tax Dist:				
Roof Cover	03	COMP SHNGL	100											BUILDING MARKET VALUE					132,405														
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE					2,200														
Interior Floo	14	CARPET	90											TOTAL LAND VALUE - MARKET					50,000														
Interior Floo	06	VINYL ASB	10											TOTAL MARKET VALUE					184,605														
Air Condition	03	CENTRAL	100											SOH/AGL Deduction					82,316														
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE					102,289														
Bedrooms		3	100											TOTAL EXEMPTION VALUE					50,722														
Bathrooms		1.5	100											BASE TAXABLE VALUE					51,567														
Frame	01	NONE	100											TOTAL JUST VALUE					184,605														
Stories	1.	1.	100											NCON VALUE					0														
Architectual	05	CONV	100	INCOME VALUE																													
Units		0	100	PREVIOUS YEAR MKT VALUE					176,326																								
Condition Adj	03	100																															
Kitchen Adjus	01	100																															
Quality				05	05																												
DOR CODE				0100	SINGLE FAMILY																												
MAP NUM					MKT AREA				02																								
NEIGHBORHOOD/LOC				29517.00		1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,504	100		1,504	121,946																												
FCP	440	25		110	8,919																												
FOP	64	30		19	1,541																												
TOTALS				2,008			1,633	132,405	2306 SW COUNTY ROAD 349 , LAKE CITY										BLD DATE				LGL DATE		05/20/2024		MLU						
EXTRA FEATURES																				XF DATE				LAND 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	AG DATE																
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																		
2	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																		
3	0294	SHED WOOD/	0 100	16	35	1.00	UT	0.00	0.00	100	0	0	3	100	500																		
																					</												