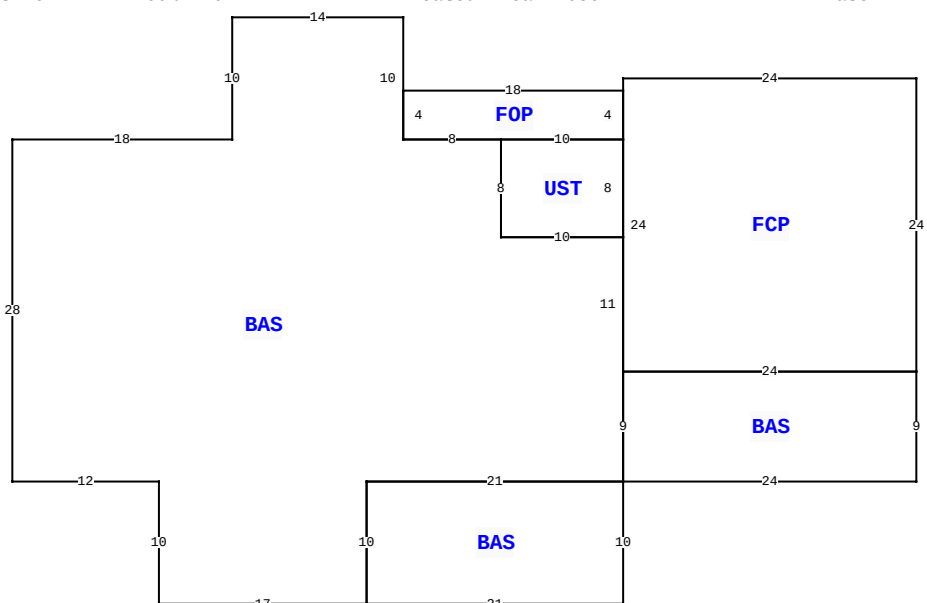
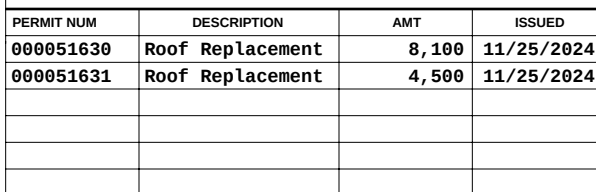


CHARLES CHARLES D
1119 SW CYPRESS LAKE DR
LAKE CITY, FL 32024

30-4S-16-03249-001

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		10	ABOVE AVG. 50		0100	01	2,258	113.9000		127.57	288,053	1977	1977		0		0	35.00	65.00	VALUATION BY					STANDARD														
Exterior Wall		19	COMMON BRK 50		1 SINGLE FAM 100% - 0															Heated Area: 2056					HX Base Yr					Tax Group: 3					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					187,234														
Roof Cover		12	MODULAR MT 90																	TOTAL MARKET OB/XF VALUE					36,188														
Roof Cover		01	MINIMUM 10																	TOTAL LAND VALUE - MARKET					8,340														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET VALUE					231,762														
Interior Floor		14	CARPET 90																	SOH/AGL Deduction					67,332														
Interior Floor		06	VINYL ASB 10																	ASSESSED VALUE					164,430														
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE					HX HB 50,722														
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE					113,708														
Bedrooms		03	3 100																	TOTAL JUST VALUE					231,762														
Bathrooms			2 100																	NCON VALUE					0														
Frame			N/A 100		INCOME VALUE																																		
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE					231,762																													
Architectual		05	CONV 100																																				
Units		03	03 100																																				
Condition Adj		01	01 100																																				
Kitchen Adjus		05	05																																				
Quality																																							
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				02																																
NEIGHBORHOOD/LOC		30416.00	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	210	100		210	17,414																																		
BAS	216	100		216	17,911																																		
BAS	1,630	100		1,630	135,160																																		
FCP	576	25		144	11,941																																		
FOP	72	30		22	1,825																																		
UST	80	45		36	2,985																																		
TOTALS		2,784		2,258	187,234																																		
EXTRA FEATURES					1119 SW CYPRESS LAKE RD, LAKE CITY										BLD DATE					LGL DATE					05/09/2024 MLU														
															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	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336																								
2	0210	GARAGE U	0 100	25	27	1.00	UT	0.00	0.00	100	0	0	3	100	1,555																								
3	0294	SHED WOOD/	0 100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	275																								
4	0166	CONC, PAVMT	0 100	9	13	117.00	UT	1.50	1.50	100	1993	1993	3	100	176																								
5	0166	CONC, PAVMT	0 100	0	0	497.00	UT	1.50	1.50	100	1993	1993	3	100	746																								
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800																								
7	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300																								
8	0210	GARAGE U	0 100	24	60	1.00	UT	0.00	0.00	100	2019	2019	3	100	10,000																								
9	0210	GARAGE U	0 100	26	21	1.00	UT	0.00	0.00	100	2019	2019	3	100	8,000																								
LAND DESCRIPTION										TOTAL OB/XF										36,188																			
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-1	0.00	0.00	2.78	AC		1.00	1.00	1.00	3,000.00	3,000.00	8,340																						