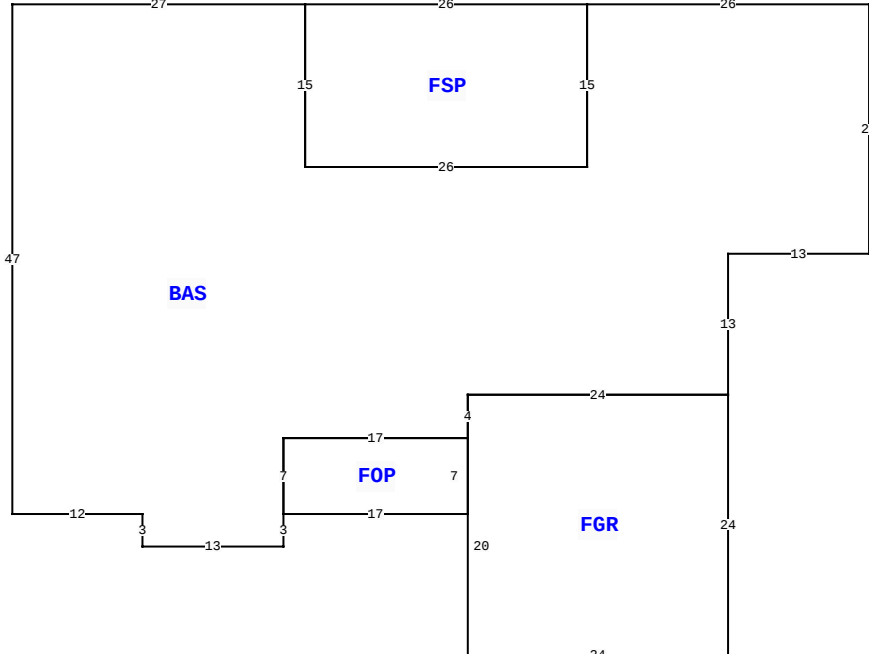


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	32	HARDIE BRD 80	0100	01	3,176	126.3328	141.49	449,372	2014	2014	0	0	0	11.00	89.00	VALUATION BY		STANDARD											
Exterior Wall	19	COMMON BRK 20	1 SINGLE FAM 100% - 2015										Heated Area: 2667					HX Base Yr 2015											
Roof Structure	08	IRREGULAR 100																											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Architectual	05	CONV 100																											
Units		0 100																											
Quality		07 07																											
DOR CODE		0100		SINGLE FAMILY																									
MAP NUM				MKT AREA		06																							
NEIGHBORHOOD/LOC		30417.020		1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,667	100		2,667	335,845																								
FGR	576	55		317	39,918																								
FOP	119	30		36	4,534																								
FSP	390	40		156	19,644																								
TOTALS		3,752				3,176		399,941																					
EXTRA FEATURES										243 SW NIGHTSHADE DR, LAKE CITY										BLD DATE				LGL DATE		04/03/2025		MLU	
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	XF DATE		LAND DATE		AG DATE								
1	0031	BARN, MT AE	0 100	18	20	360.00	UT	9.00	9.00	100	2014	2014	3	100	3,240														
2	0166	CONC, PAVMT	0 100	0	0	3,172.00	UT	2.00	2.00	100	2014	2014	3	100	6,344														