



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1																								
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		31	VINYL SID 100		0100	01	1,108	116.2800	130.23	144,295	1974	1974	0	0	0	35.00	65.00	VALUATION BY										STANDARD																										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 0										Heated Area: 1012										HX Base Yr										Tax Group: 3										Tax Dist:									
Roof Cover		14	PREFIN MT 100		FSP BAS																				BUILDING MARKET VALUE										93,792																			
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										220																			
Interior Floo		14	CARPET 80																						TOTAL LAND VALUE - MARKET										15,000																			
Interior Floo		06	VINYL ASB 20																						TOTAL MARKET VALUE										109,012																			
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										0																			
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										109,012																			
Bedrooms			3 100																						TOTAL EXEMPTION VALUE										0																			
Bathrooms			1 100																						BASE TAXABLE VALUE										109,012																			
Frame		01	NONE 100																						TOTAL JUST VALUE										109,012																			
Stories		1.	1. 100																						NCON VALUE										0																			
Architectual		05	CONV 100		INCOME VALUE																																																	
Units			0 100		PREVIOUS YEAR MKT VALUE										109,012																																							
Condition Adj		03	03 100																																																			
Kitchen Adjus		01	01 100																																																			
Quality		05	05																																																			
DOR CODE		0100SINGLE FAMILY																																																				
MAP NUM					MKT AREA		01																																															
NEIGHBORHOOD/LOC		31316.00		1.00/																																																		
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS		1,012	100		1,012	85,665																																																
FSP		240	40		96	8,126																																																
TOTALS		1,252			1,108	93,792																																																
EXTRA FEATURES						688 SW THOMAS TER, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		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	0296	SHED METAL	0	0	8	10	80.00	UT	5.50	5.50	50	1993	1993	3	50	220																																						