

LEWIS & LEWIS INS AGENCY INC
1313 W US HIGHWAY 90
LAKE CITY, FL 32055

31-3S-17-05950-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
Exterior Wall	16	WD FR STUC 100								4900	04	2,185	103.3620	76.49	167,131	1968	1985	0	0	50.00	50.00	VALUATION BY				STANDARD																					
Roof Structure	04	WOOD TRUSS 100								1 OFFICE LOW 0% - 0										Heated Area: 2140										HX Base Yr										Tax Group: 1				Tax Dist:			
Roof Cover	14	PREFIN MT 100																												BUILDING MARKET VALUE										83,566							
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										4,846							
Interior Floor	14	CARPET 80																												TOTAL LAND VALUE - MARKET										204,483							
Interior Floor	15	HARDTILE 20																												TOTAL MARKET VALUE										292,895							
Ceiling	02	F.NOT SUS 100																												SOH/AGL Deduction										0							
Air Condition	06	ENG CENTRL 100																												ASSESSED VALUE										292,895							
Heating Type	09	ENG F AIR 100																												TOTAL EXEMPTION VALUE										0							
Fixtures	5	100																												BASE TAXABLE VALUE										292,895							
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE										292,895							
Story Height		8 100																												NCON VALUE										0							
RMS		9 100																												INCOME VALUE																	
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE										292,895							
Units		0 100																																													
Condition Adj	03	03 100																																													
Quality		05	05																																												
DOR CODE		1700	OFFICE BLD 1STY																																												
MAP NUM			MKT AREA																											06																	
NEIGHBORHOOD/LOC		31317.00	1.00/																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	762	100		762	29,143																																										
BAS	1,378	100		1,378	52,702																																										
FOP	18	30		5	191																																										
FST	80	50		40	1,530																																										
TOTALS		2,238			2,185	83,566																																									
EXTRA FEATURES						1313 W US HIGHWAY 90 , LAKE CITY										BLD DATE				LGL DATE		04/09/2024		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	0260	PAVEMENT - A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,371																															
2	0166	CONC, PAVMT	0	0	0	0	950.00	UT	1.50	1.50	100	2001	2001	3	100	1,425																															
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50																															
LAND DESCRIPTION		TOTAL OB/XF										4,846																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	1700	C	1STORY OFF	0		*CG	120.00	200.00	23,980.00	SF		1.00	1.00	1.00	8.50	8.50	203,830																														
2	9600	C	WASTELAND	0		00	0.00	0.00	26,133.00	SF		1.00	1.00	0.05	0.50	0.03	653																														
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