

KEENE SHARON
669 NW HOLIDAY DR
LAKE CITY, FL 32055

31-3S-17-06123-000

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		05		CONC BLOCK 70		0100		01		1,477		111.9960		125.44		185,275		1971		1971		0		0		0 35.00		65.00		VALUATION BY									
Exterior Wall		05		AVERAGE 30		1		SINGLE FAM		100%		- 1998		Heated Area: 1283		HX Base Yr 1998														STANDARD									
Roof Structur		03		GABLE/HIP 100																										Tax Group: 1									
Roof Cover		03		COMP SHNGL 100																										Tax Dist:									
Interior Wall		05		DRYWALL 100																										BUILDING MARKET VALUE									
Interior Floo		14		CARPET 100																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms				3 100																										SOH/AGL Deduction									
Bathrooms				1.5 100																										ASSESSED VALUE									
Frame		01		NONE 100																										TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																										HX HB									
Architectual		05		CONV 100																										BASE TAXABLE VALUE									
Units				0 100																										TOTAL JUST VALUE									
Condition Adj		03		03 100																										NCON VALUE									
Kitchen Adjus		01		01 100																										INCOME VALUE									
Quality		05		05																										PREVIOUS YEAR MKT VALUE									
DOR CODE		0100		SINGLE FAMILY																										SALE:1:1: LOT 22 BLK 1 HOLIDAY HGTS									
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		31317.040		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,283		100				1,283		104,611																													
FCP		240		25				60		4,892																													
FOP		88		30				26		2,120																													
UEP		180		60				108		8,806																													
TOTALS		1,791						1,477		120,429																													
EXTRA FEATURES																																							
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		0166		CONC, PAVMT		0 100		0 0		1.00		UT 0.00		0.00		0.00		100		0		0 3		100		300													
2		0258		PATIO		0 100		0 0		1.00		UT 0.00		0.00		0.00		100		0		0 3		100		100													
3		0294		SHED WOOD/		0 100		10 12		1.00		UT 0.00		0.00		0.00		100		0		0 3		100		400													
4		0120		CLFENCE 4		0 100		0 0		1.00		UT 0.00		0.00		0.00		100		1993		1993 3		100		300													