

FALOTICO ANTHONY J/FALOTICO LAURETTA L
1405 SW WESTER DR
LAKE CITY, FL 32024

31-4S-17-08915-007

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	05	AVERAGE 70								0100	01	2,170	111.4740	124.85	270,924	1991		1991	0	0	0	35.00	65.00	VALUATION BY																							
Exterior Wall	21	STONE 30								1 SINGLE FAM 100% - 0														Heated Area: 1684								HX Base Yr								STANDARD							
Roof Structur	08	IRREGULAR 100																														Tax Group: 3								Tax Dist:							
Roof Cover	03	COMP SHNGL 100																														BUILDING MARKET VALUE								176,101							
Interior Wall	05	DRYWALL 100																														TOTAL MARKET OB/XF VALUE								16,070							
Interior Floo	14	CARPET 90																														TOTAL LAND VALUE - MARKET								55,550							
Interior Floo	08	SHT VINYL 10																														TOTAL MARKET VALUE								247,721							
Air Condition	03	CENTRAL 100																														SOH/AGL Deduction								83,858							
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								163,863							
Bedrooms		3 100																														TOTAL EXEMPTION VALUE								HX HB 50,722							
Bathrooms		2 100																														BASE TAXABLE VALUE								113,141							
Frame	01	NONE 100																														TOTAL JUST VALUE								247,721							
Stories	1.	1. 100																														NCON VALUE								0							
Architectual	05	CONV 100																														INCOME VALUE															
Units		0 100																														PREVIOUS YEAR MKT VALUE								247,721							
Condition Adj	03	03 100																																													
Kitchen Adjus	01	01 100																																													
Quality	05	05																																													
DOR CODE	0100	SINGLE FAMILY																																													
MAP NUM		MKT AREA																														01															
NEIGHBORHOOD/LOC		31417.00								1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,684	100		1,684	136,661																																										
FEP	480	80		384	31,162																																										
FOP	314	30		94	7,628																																										
PTO	152	5		8	649																																										
TOTALS	2,630			2,170	176,101																																										
EXTRA FEATURES										1405 SW WESTER DR, LAKE CITY										BLD DATE										LGL DATE																	
																				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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																																
2	0166	CONC,PAVMT	0 100	14	24	336.00	UT	1.40	1.40	100	0	0	3	100	470																																
3	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																																
4	0040	BARN,POLE	0 100	14	28	1.00	UT	0.00	0.00	100	0	0	3	100	3,000																																
5	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																																
6	0294	SHED WOOD/	0 100	20	28	560.00	UT	10.00	10.00	100	2012	2012	3	100	5,600																																
7	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500																																
8	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600																																
9	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																																
10	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																																
LAND DESCRIPTION										TOTAL OB/XF										16,070																											
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	0100	C	SFR	100		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,550																														