

E 464.64 FT OF S 120 FT OF LOT
6 & LOT 7 PARKWOOD S/D.

O'BRIEN JAMES/O'BRIEN LINDA RODULFO
414 SE DORETHA TER
LAKE CITY, FL 32024

2026

31-4S-18-10519-022



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY	STANDARD																																
Exterior Wall	08	WD OR PLY 100	0100	01	2,220	75.9226	85.03	188,767	1994	1994	0	0	20	35.00	45.00	Tax Group: 3	Tax Dist:																																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2016										Heated Area: 1864					HX Base Yr 2016					BUILDING MARKET VALUE									84,945																	
Roof Cover	14	PREFIN MT 100																					TOTAL MARKET OB/XF VALUE									5,040																	
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET									13,500																	
Interior Floo	08	SHT VINYL 90																					TOTAL MARKET VALUE									103,485																	
Interior Floo	12	HARDWOOD 10																					SOH/AGL Deduction									27,762																	
Air Condition	03	CENTRAL 100																					ASSESSED VALUE									75,723																	
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE									HX HB 50,722																	
Bedrooms		3 100																					BASE TAXABLE VALUE									25,001																	
Bathrooms		2 100																					TOTAL JUST VALUE									103,485																	
Frame	01	NONE 100																					NCON VALUE									0																	
Stories	1.	1. 100																					INCOME VALUE																										
Architectual	05	CONV 100																					PREVIOUS YEAR MKT VALUE									103,485																	
Units		0 100																																															
Condition Adj	01	01 100																																															
Kitchen Adjus	01	01 100																																															
Quality		03 03																																															
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA																						04																								
NEIGHBORHOOD/LOC		1418.00	1.00/																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,864	100		1,864	71,323																																												
FOP	80	30		24	918																																												
FST	260	55		143	5,472																																												
UGR	420	45		189	7,232																																												
TOTALS		2,624			2,220	84,945																																											
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000																																	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500																																	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200																																	
4	0263	PRCH, USP	0	100	12	26	312.00	UT	15.00	15.00	50	2013	2013	3	50	2,340																																	