

PICARD RUSSELL/PICARD MARY K
397 SW CANTALOUPE AVE
LAKE CITY, FL 32024

31-5S-16-03744-401

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2				3							
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		0203		02		607		111.0000		114.33		69,398		2025		2025		0		0		2.00		98.00		VALUATION BY					STANDARD						
Exterior Wall		00		N/A 0		2		MANUF		3		0%		- 2026		Heated Area: 555												HX		Base Yr 2025		Tax Group: 3					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					191,325						
Roof Cover		12		MODULAR MT 100																										TOTAL MARKET OB/XF VALUE					29,192						
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					103,680						
Interior Floo		08		SHT VINYL 100																										TOTAL MARKET VALUE					324,197						
Interior Floo		00		N/A 0																										SOH/AGL Deduction					192,505						
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					131,692						
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 38,682						
Bedrooms				1 100																										BASE TAXABLE VALUE					93,010						
Bathrooms				1 100																										TOTAL JUST VALUE					324,197						
Frame		01		NONE 100																										NCON VALUE					74,210						
Stories		1.5		1.5 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					255,531						
Condition Adj		03		03 100																																					
Kitchen Adjus		01		01 100																																					
Quality		05		05																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																															02						
NEIGHBORHOOD/LOC		31516.040		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		555		100		2026		555		62,184																															
FOP		150		35		2026		52		5,826																															
TOTALS		705						607		68,010																															
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											