

PLYN FAMILY LIVING TRUST DATED OCTOBER 28, 2024
248 SW RAMON CT
LAKE CITY, FL 32024

32-3S-16-02422-006

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																												
CONSTRUCTION																				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	VALUATION SUMMARY																									
Exterior Wall	31	VINYL SID 100								0800	02	1,680	115.7000	69.42	116,626	1992	1992	0	0	0	60.00	40.00	VALUATION BY STANDARD																									
Roof Structure	03	GABLE/HIP 100								1 MOBILE HME 0% - 2025													Heated Area: 1680													HX Base Yr												
Roof Cover	12	MODULAR MT 100								BAS													BUILDING MARKET VALUE													46,650												
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE													10,050												
Interior Floor	14	CARPET 70																					TOTAL LAND VALUE - MARKET													90,630												
Interior Floor	08	SHT VINYL 30																					TOTAL MARKET VALUE													69,736												
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction													0												
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE													69,736												
Bedrooms		3 100																					TOTAL EXEMPTION VALUE													0												
Bathrooms		2 100																					BASE TAXABLE VALUE													69,736												
Stories	1.	1. 100																					TOTAL JUST VALUE													147,330												
Architectual Units	01	CONV 100 0 100																					NCON VALUE													0												
Condition Adj	03	03 100								INCOME VALUE																																						
Kitchen Adjus	01	01 100								PREVIOUS YEAR MKT VALUE													147,330																									
Quality		05		05																																												
DOR CODE		5000		IMPROVED AG																																												
MAP NUM				MKT AREA						01																																						
NEIGHBORHOOD/LOC		32316.00		1.00/																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	1,680	100		1,680	46,650																																											
TOTALS		1,680								1,680		46,650																																				
EXTRA FEATURES										553 SW THOMAS TER, 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	0020	BARN, FR				0	0	0	0	1.00		UT	0.00		0.00		100	0	0	3	100	600																										
2	0040	BARN, POLE				0	0	0	0	1.00		UT	0.00		0.00		100	0	0	3	100	600																										
3	0251	LEAN TO W/				0	0	0	20	23	460.00		UT	1.50		1.50		100	1993	1993	3	100	690																									
4	0296	SHED METAL				0	0	10	16	160.00		UT	3.50		3.50		100	1993	1993	3	100	560																										
5	9945	Well/Sept				0	0	0	0	1.00		UT	7,000.00		7,000.00		100				3	100	7,000																									
6	0261	PRCH, UOP				0	0	0	0	1.00		UT	0.00		0.00		100	2014	2014	3	100	400																										
7	0296	SHED METAL				0	0	0	0	1.00		UT	0.00		0.00		100	2014	2014	3	100	200																										
LAND DESCRIPTION										TOTAL OB/XF										10,050																												
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	0102	C	SFR/MH			0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																													
2	5500	A	TIMBER 2			0		A-1	0.00	0.00	9.07	AC		1.00	1.00	1.00	445.00	445.00	4,036																													
3	9910	M	MKT. VAL. AG			0		A-1	0.00	0.00	9.07	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,630																													
REVIEW DATE		06/23/2023		BY	KS		Total Acres: 10.07		Total Land Value: 13,036		Market: 81,630		Agricultural: 4,036		Common: 9,000		PRINTED 10/03/2025 BY SYS																															