

NEUBAUER GABEL BOYETTE/MCKECHINE THOMAS E
3210 FLAGLER AVE
KEY WEST, FL 03745

32-5S-16-03745-102

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		08	WD OR PLY 100		0800	02	1,212		90.8100	54.49	66,042	1985	1985	0	0	0	60.00	40.00	VALUATION BY																				
Roof Structur		03	GABLE/HIP 100		1 MOBILE HME 0% - 0														Heated Area: 920 HX Base Yr																				
Roof Cover		03	COMP SHNGL 100		UOP BAS UCP UOP														Tax Group: 3										Tax Dist:										
Interior Wall		05	DRYWALL 100																BUILDING MARKET VALUE										26,417										
Interior Floo		14	CARPET 90																TOTAL MARKET OB/XF VALUE										10,672										
Interior Floo		08	SHT VINYL 10																TOTAL LAND VALUE - MARKET										95,285										
Air Condition		02	WINDOW 100																TOTAL MARKET VALUE										132,374										
Heating Type		02	CONVECTION 100		SOH/AGL Deduction										28,061																								
Bedrooms			3 100		ASSESSED VALUE										104,313																								
Bathrooms			2 100		TOTAL EXEMPTION VALUE										0																								
Stories		1.	1. 100		BASE TAXABLE VALUE										104,313																								
Architectual Units		01	CONV 100		TOTAL JUST VALUE										132,374																								
Condition Adj		03	03 100		INCOME VALUE										0																								
Kitchen Adjus		01	01 100		PREVIOUS YEAR MKT VALUE										132,374																								
Quality		03	03																																				
DOR CODE		0200 MOBILE HOME																																					
MAP NUM												MKT AREA		02																									
NEIGHBORHOOD/LOC		32516.00 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	920	100		920	20,052																																		
UCP	460	20		92	2,005																																		
UOP	400	25		100	2,180																																		
UOP	400	25		100	2,180																																		
TOTALS		2,180			1,212	26,417	345 SW TURKEY GLN, FORT WHITE														BLD DATE				LGL DATE		04/07/2025		MLU										
EXTRA FEATURES																				XF DATE				LAND 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	0040	BARN,POLE	0	0	34	36	1,224.00	UT	3.00	3.00	100	2008	2008	3	100	3,672																							
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																							