

MORRISON ROBERT/MORRISON SHEILA D
1362 SW MCCLINTON DRIVE
FORT WHITE, FL 32038

32-6S-17-09828-007

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										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		32		HARDIE BRD 100		0100		01		784		117.1300		131.19		102,853		1982		1982		0		0		0 35.00		65.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		0		Heated Area: 776		HX		Base Yr												Tax Group: 3					Tax Dist:						
Roof Cover		14		PREFIN MT 100																										BUILDING MARKET VALUE					66,854						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					1,100						
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					55,000						
Interior Floo		06		VINYL ASB 10																										TOTAL MARKET VALUE					122,954						
Air Condition		02		WINDOW 100																										SOH/AGL Deduction					60,495						
Heating Type		01		NONE 100																										ASSESSED VALUE					62,459						
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					HX HB 37,459						
Bathrooms				1 100																										BASE TAXABLE VALUE					25,000						
Frame		01		NONE 100																										TOTAL JUST VALUE					122,954						
Stories		1.		1. 100																										NCON VALUE					0						
Architectual		05		CONV 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					122,954						
Condition Adj		03		03 100																																					
Kitchen Adjus		01		01 100																																					
Quality		05		05																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																															02						
NEIGHBORHOOD/LOC		32617.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		776		100				776		66,172																															
FOP		28		30				8		683																															
TOTALS		804						784		66,854																															
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		0294		SHED WOOD/		0 100		0 0		1.00		UT 0.00				0.00		100		2013		2013		3		100		400													
2		0252		LEAN-TO W/		0 100		0 0		1.00		UT 0.00				0.00		100		2013		2013		3		100		500													
3		0263		PRCH, USP		0 100		0 0		1.00		UT 0.00				0.00		100		2017		2017		3		100		200													