

LEE IRA D JR/LEE WANDA N

LAKE CITY, FL 32024

2026

33-3S-16-02434-016

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										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									
Exterior Wall	19	COMMON BRK 70								0100	01	2,161	149.0188	166.90	360,671	1996	1996	0	0	0	31.18	68.82								
Exterior Wall	31	VINYL SID 30								1 SINGLE FAM 100% - 2022										Heated Area: 1807										
Roof Structure	08	IRREGULAR 100																		HX Base Yr 2022										
Roof Cover	14	PREFIN MT 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 70																												
Interior Floo	14	CARPET 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	2	100																												
Frame	01	NONE 100																												
Stories	1.	1. 100																												
Architectual	05	CONV 100																												
Units	0	100																												
Condition Adj	04	04 100																												
Kitchen Adjus	01	01 100																												
Quality	07	07																												
DOR CODE	0100	SINGLE FAMILY																												
MAP NUM		MKT AREA																		06										
NEIGHBORHOOD/LOC	33316.020 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,807	100		1,807	207,553																									
FGR	484	55		266	30,553																									
FOP	24	30		7	804																									
FSP	190	40		76	8,729																									
PTO	100	5		5	575																									
TOTALS	2,605			2,161	248,214																									
EXTRA FEATURES					144 SW WOOD DUCK CT, LAKE CITY																									
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	0166	CONC, PAVMT	0 100	0	0	1,503.00	UT	1.50	1.50	100	1996	1996	3	100	2,255															
2	0080	DECKING	0 100	14	20	280.00	UT	5.00	5.00	75	1996	1996	3	75	1,050															
3	0294	SHED WOOD/	0 100	10	12	120.00	UT	14.00	14.00	100	2007	2007	3	100	1,680															
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	0100	C	SFR	100		RSF-	1230.00	271.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000													