

SYKES FREDERICK
195 NW FISHER CT
LAKE CITY, FL 32055

34-2S-16-01862-012

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		31		VINYL SID 100		0102		01		288		91.0000		56.42		16,249		2022		2022		0		0		0		3.75		96.25	
Exterior Wall		00		N/A 0		2		STRG/CONV		100%		- 2023		Heated Area: 270		HX Base Yr 1999																	
Roof Structur		03		GABLE/HIP 100																													
Roof Cover		14		PREFIN MT 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floo		02		MIN PLYWD 100																													
Interior Floo		00		N/A 0																													
Air Condition		02		WINDOW 100																													
Heating Type		02		CONVECTION 100																													
Bedrooms				1 100																													
Bathrooms				1 100																													
Frame		01		NONE 100																													
Stories		1.		1. 100																													
Units				0 100																													
Condition Adj		03		03 100																													
Kitchen Adjus		01		01 100																													
Quality		05		05																													
DOR CODE		0200		MOBILE HOME																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC		34216.00		1.00/																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		270		100		2023		270		14,662																							
FOP		60		30		2023		18		978																							
TOTALS		330						288		15,640																							
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		9945		Well/Sept		0 100		0 0		1.00		UT		7,000.00		7,000.00		100				2018		2018		3		100		7,000			
2		0169		FENCE/WOOD		0 100		0 0		1.00		UT		0.00		0.00		100		2018		2018		3		100		100					
3		0296		SHED METAL		0 100		0 0		1.00		UT		700.00		700.00																	