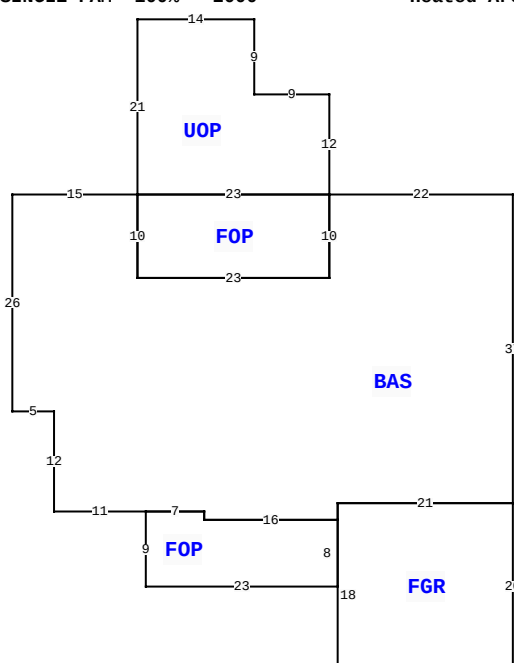


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY											
Exterior Wall 19 COMMON BRK 70										0100	01	2,422		123.2700		138.06		334,381		1999	1999	0	0	0	27.95	72.05	STANDARD				
Exterior Wall 31 VINYL SID 30										1 SINGLE FAM		100% - 2000		Heated Area: 1985										HX Base Yr 2000							
Roof Structure 08 IRREGULAR 100																															
Roof Cover 03 COMP SHNGL 100																															
Interior Wall 05 DRYWALL 100																															
Interior Floor 14 CARPET 90																															
Interior Floor 08 SHT VINYL 10																															
Air Condition 03 CENTRAL 100																															
Heating Type 04 AIR DUCTED 100																															
Bedrooms 4 100																															
Bathrooms 3 100																															
Frame Stories 01 NONE 100																															
Architectural 1. 100																															
Units 05 CONV 100																															
Condition Adj 03 03 100																															
Kitchen Adjus 01 01 100																															
Quality 06 06																															
DOR CODE 0100 SINGLE FAMILY																															
MAP NUM MKT AREA 06																															
NEIGHBORHOOD/LOC 34316.060 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,985	100		1,985	197,452																										
FGR	420	55		231	22,978																										
FOP	191	30		57	5,670																										
FOP	230	30		69	6,863																										
UOP	402	20		80	7,958																										
TOTALS 3,228												2,422		240,922																	
EXTRA FEATURES										4154 NW TELFAIR GLN, LAKE CITY										BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE														
1	0166	CONC, PAVMT	0	100	0	0		1,527.00	UT	1.50		1.50	100	1999	1999	3	100	2,291	04/03/2025 MLU												
LAND DESCRIPTION										TOTAL OB/XF										2,291											
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000														
REVIEW DATE 06/02/2023 BY KS Total Acres: 0.93 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS																															