

MYERS STEPHEN E/MYERS FREIDA P
3950 NW COLONIAL GLN
LAKE CITY, FL 32055

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT		CD		19		COMMON BRK 100		0100		MDL		01		2,583		122.3481		137.03		REPL. COST NEW		353,948		2003		2003		ECON		0		FNCT		0		NORM		22.00		78.00		%		COND		1	
Exterior Wall		08		IRREGULAR 100		1		SINGLE FAM		100%		- 2004		Heated Area: 2248		HX Base Yr		2004																													
Roof Structur		03		COMP SHNGL 100																																											
Roof Cover		05		DRYWALL 100																																											
Interior Wall		14		CARPET 90																																											
Interior Floo		15		HARDTILE 10																																											
Air Condition		03		CENTRAL 100																																											
Heating Type		04		AIR DUCTED 100																																											
Bedrooms				3 100																																											
Bathrooms				3 100																																											
Frame		02		WOOD FRAME 100																																											
Stories		1.		1. 100																																											
Architectual		05		CONV 100																																											
Units				0 100																																											
Condition Adj		03		03 100																																											
Kitchen Adjus		01		01 100																																											
Quality		06		06																																											
DOR CODE		0100		SINGLE FAMILY																																											
MAP NUM				MKT AREA																																											
NEIGHBORHOOD/LOC		34316.060		1.00/																																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																					
BAS		316		100				316		33,775																																					
BAS		1,932		100				1,932		206,499																																					
FGR		516		55				284		30,355																																					
FOP		170		30				51		5,451																																					
TOTALS		2,934						2,583		276,079																																					
EXTRA FEATURES										3950 NW COLONIAL GLN, LAKE CITY										BLD DATE										LGL DATE																	
																				XF DATE										LAND DATE																	
																				INC DATE										AG 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		0190		FPLC PF		0 100		0 0		1.00		UT		1,200.00		1,200.00		100		2003		2003		3		100		1,200																			
2		0166		CONC, PAVMT		0 100		0 0		1,651.00		UT		2.00		2.00		100		2003		2003		3		100		3,302																			
3		0169		FENCE/WOOD		0 100		0 0		1.00		UT		0.00		0.00		100		2003		2003		3		100		1,200																			
4		0296		SHED METAL		0 100		0 0		1.00		UT		0.00		0.00		100		2014		2014		3		100		1,200																			
5		0261		PRCH, UOP		0 100		0 0		1.00		UT		1,500.00		1,500.00		100		2023		2022		3		100		1,500																			