

MARTIN STEPHEN L/MARTIN GARY L
44 NIGHT OWL CT
ST AUGUSTINE, FL 32092

34-3S-16-02462-203

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																										
Exterior Wall		19	COMMON BRK 100							TYPE		0100	MDL	01	EFF. AREA		3,062	TOT ADJ PTS		120.9978	EFF. BASE RATE		135.52	REPL. COST NEW		414,962	AYB		2001	EYB		2001	ECON		0	FNCT		0	NORM		0	23.00		% COND		77.00
Roof Structur		08	IRREGULAR 100							1		SINGLE FAM		0%		0		Heated Area:		2661		HX		Base Yr																						
Roof Cover		03	COMP SHNGL 100																																											
Interior Wall		05	DRYWALL 100																																											
Interior Floo		14	CARPET 80																																											
Interior Floo		15	HARDTILE 20																																											
Air Condition		03	CENTRAL 100																																											
Heating Type		04	AIR DUCTED 100																																											
Bedrooms			4 100																																											
Bathrooms			3 100																																											
Frame		02	WOOD FRAME 100																																											
Stories		01	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		34316.070	1.00/																																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS		2,661	100		2,661	277,677																																								
FGR		569	55		313	32,662																																								
FOP		292	30		88	9,183																																								
TOTALS		3,522			3,062	319,521																																								
EXTRA FEATURES		4322 NW WISTERIA DR, LAKE CITY														BLD DATE				LGL DATE		04/03/2025		MLU																						
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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200																													
2		0166	CONC,PAVMT	0	0	0	0	1,686.00	UT	1.50	1.50	100	2001	2001	3	100	2,529																													
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