



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 100	0100	01	2,818	129.6540	145.21	409,202	2018	2018	0	0	0	7.00	93.00	VALUATION BY	STANDARD																	
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 100% - 2019 Heated Area: 2172 HX Base Yr 2019														Tax Group: 1	Tax Dist:																
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE	380,558																
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE	7,760																
Interior Floop	15	HARDTILE 100															TOTAL LAND VALUE - MARKET	49,000																
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE	437,318																
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction	250,082																
Bedrooms		3 100															ASSESSED VALUE	187,236																
Bathrooms		2.5 100															TOTAL EXEMPTION VALUE	HX HB SX 100,722																
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE	86,514																
Stories	1.	1. 100															TOTAL JUST VALUE	437,318																
Architectual Units	05	CONV 100 0 100															NCON VALUE	0																
Quality 06 06																	INCOME VALUE																	
DOR CODE 0100 SINGLE FAMILY																	PREVIOUS YEAR MKT VALUE	441,410																
MAP NUM MKT AREA 06																																		
NEIGHBORHOOD/LOC 34316.070 1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,172	100		2,172	293,318																													
FGR	600	55		330	44,565																													
FOP	90	30		27	3,647																													
FOP	700	30		210	28,359																													
FSP	198	40		79	10,669																													
TOTALS	3,760			2,818	380,558																													
EXTRA FEATURES						4101 NW RIVER SEBASTIAN LN, 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	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000																			
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200																			
3	0166	CONC, PAVMT	0 100	0	0	2,530.00	UT	2.00	2.00	100	2018	2018	3	100	5,060																			
4	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500																			
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