

FLORIDA POWER & LIGHT CO
P O BOX 14000
JUNO BEACH, FL 33408

34-3S-17-06888-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	17	MSNRY STUC 100								4900	04	8,084	91.3572	67.60	546,478	1949	1985		0	0	50.00	50.00	VALUATION BY								
Roof Structur	09	RIDGE FRME 100								1 OFFICE LOW 0% - 0														Heated Area: 7800							
Roof Cover	04	BUILT-UP 100																						HX Base Yr							
Interior Wall	05	DRYWALL 100																						Tax Group: 2							
Interior Floo	07	CORK/VTILE 50																						Tax Dist:							
Interior Floo	14	CARPET 50																						BUILDING MARKET VALUE							
Ceiling	01	FIN.SUSPD 100																						TOTAL MARKET OB/XF VALUE							
Air Condition	06	ENG CENTRL 100																						TOTAL LAND VALUE - MARKET							
Heating Type	09	ENG F AIR 100																						TOTAL MARKET VALUE							
Fixtures	18	100																						SOH/AGL Deduction							
Frame	03	MASONRY 100																						ASSESSED VALUE							
Story Height		10 100																						TOTAL EXEMPTION VALUE							
RMS		15 100																						BASE TAXABLE VALUE							
Stories	1.	1. 100																						TOTAL JUST VALUE							
Units		0 100																						NCON VALUE							
Condition Adj	03	03 100																						INCOME VALUE							
Quality	05	05																						PREVIOUS YEAR MKT VALUE							
DOR CODE	9100	UTILITIES																						XF0B:3:1: PICNIC AREA.							
MAP NUM		MKT AREA																													
NEIGHBORHOOD/LOC	34317.010	1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,200	100		1,200	40,560																										
BAS	6,600	100		6,600	223,080																										
CAN	324	30		97	3,279																										
CLP	468	40		187	6,321																										
TOTALS	8,592			8,084	273,239																										
EXTRA FEATURES										2618 NE BASCOM NORRIS DR, 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	0260	PAVEMENT -A	0	0	0	0	112,500.00	UT	0.80	0.80	100	0	0	3	100	90,000															
2	0140	CLFENCE 6	0	0	0	0	2,050.00	UT	2.44	2.44	100	0	0	3	100	4,997															
3	0040	BARN, POLE	0	0	20	40	800.00	UT	3.20	3.20	100	0	0	3	100	2,560															
4	0296	SHED METAL	0	0	17	9	153.00	UT	9.60	9.60	100	0	0	3	100	1,469															
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800															
6	0294	SHED WOOD/	0	0	12	24	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,500															
7	0294	SHED WOOD/	0	0	12	24	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,500															
8	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2000	2000	3	100	6,000															
9	0253	LIGHTING	0	0	0	0	9.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	9,000															
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200															
LAND DESCRIPTION										TOTAL OB/XF										118,026											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9100	C	UTILITY	0		00	0.00	0.00	2.98	AC		1.00	1.00	1.00	14,000.00	14,000.00	41,720														
2	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000														
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