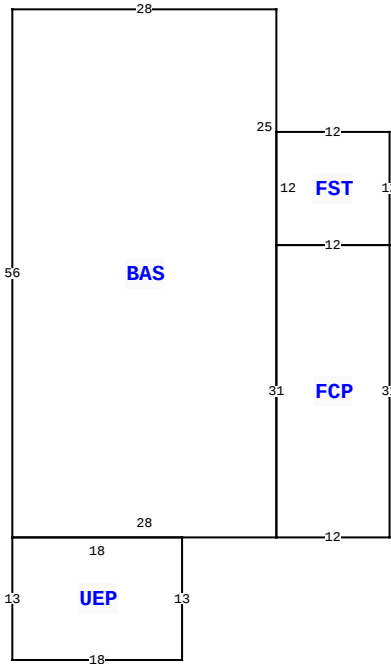




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	31	VINYL SID 100	0100	MDL	01	1,880	TOT ADJ PTS	104.6630	EFF. BASE RATE	117.22	REPL. COST NEW	220,374	AYB	1989	EYB	1989	ECON	0	FNCT	0	0	NORM	0 35.00	% COND	65.00						
Exterior Wall	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2014										Heated Area: 1568										HX Base Yr 2014									
Roof Structur	03	COMP SHNGL 100																														
Roof Cover	05	DRYWALL 100																														
Interior Wall	14	CARPET 90																														
Interior Floo	07	CORK/VTILE 10																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		2 100																														
Bathrooms		2 100																														
Frame	01	NONE 100																														
Stories	1.	1. 100																														
Architectual	05	CONV 100																														
Units		0 100																														
Condition Adj	03	03 100																														
Kitchen Adjus	01	01 100																														
Quality		05	05																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA										06																			
NEIGHBORHOOD/LOC		34317.040	1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,568	100		1,568	119,471																											
FCP	372	25		93	7,086																											
FST	144	55		79	6,019																											
UEP	234	60		140	10,667																											
TOTALS		2,318		1,880	143,243																											
EXTRA FEATURES										271 SE PEARL TER, 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	0166	CONC, PAVMT	0 100	10	40	1.00	UT	0.00	0.00	100	0	0	3	100	500																	
LAND DESCRIPTION										TOTAL OB/XF										500												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500															
REVIEW DATE 02/08/2017 BY DF Total Acres: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/11/2025 BY SYS																																