

LOT 92 EASTSIDE VILLAGE S/D.
661-307, 673-281, 716-033, 740-7

HIERS BOBBY LEE
161 SE TRISTIN LN
LAKE CITY, FL 32025

2026

34-3S-17-07018-192



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	31	VINYL SID 100	0100	01	1,665	109.0000	122.08	203,263	1991	1991	0	0	0	35.00	65.00														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2008										Heated Area: 1224					HX Base Yr 2008											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	2	2 100																											
Bathrooms	2	2 100																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Architectural Units	05	CONV 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	1,224	100		1,224	97,127																								
FGR	506	55		278	22,060																								
FOP	40	30		12	952																								
FOP	140	30		42	3,333																								
UEP	182	60		109	8,650																								
TOTALS	2,092			1,665	132,121																								
EXTRA FEATURES										161 SE TRISTIN 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	0166	CONC, PAVMT	0 100	17	28	476.00	UT	3.00	3.00	100	0	0	3	100	1,428														
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200														
3	0262	PRCH, FOP	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200														