

TOM GEORGE
1090 SW SPRUCE RD, C/O BETH WESTON
FT WHITE, FL 32038

34-3S-17-07095-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																								
Exterior Wall		03	BELOW AVG. 100		8801	01	2,059	36.0549	13.34	27,467	1950	1950	0	0	40	50.00	20.00	VALUATION BY										STANDARD														
Roof Structure		03	GABLE/HIP 100		1 C B MISC 0% - 2021													Heated Area: 1025					HX Base Yr					Tax Group: 2					Tax Dist:					5,493				
Roof Cover		03	COMP SHNGL 100																									TOTAL MARKET OB/XF VALUE					300									
Interior Wall		01	MINIMUM 100																									TOTAL LAND VALUE - MARKET					39,376									
Interior Floor		09	PINE WOOD 100																									TOTAL MARKET VALUE					45,169									
Air Condition		02	WINDOW 100																									SOH/AGL Deduction					0									
Heating Type		02	CONVECTION 100																									ASSESSED VALUE					45,169									
Bedrooms			2 100																									TOTAL EXEMPTION VALUE					0									
Bathrooms			1 100																									BASE TAXABLE VALUE					45,169									
Frame		01	NONE 100																									TOTAL JUST VALUE					45,169									
Stories		2.	2. 100																									NCON VALUE					0									
Architectural Units		05	CONV 100																									INCOME VALUE														
Condition Adj		01	01 100																									PREVIOUS YEAR MKT VALUE					45,169									
Kitchen Adjus		01	01 100																																							
Quality		01	01																																							
DOR CODE		0110	SFRES/COMMERCIAL																																							
MAP NUM			MKT AREA																														06									
NEIGHBORHOOD/LOC		34317.070	1.00/																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,025	100		1,025	2,735																																					
FEP	369	80		295	787																																					
FST	1,025	55		564	1,505																																					
UCP	504	20		101	269																																					
UOP	369	20		74	197																																					
TOTALS		3,292			2,059	5,493																																				
EXTRA FEATURES							1823 E DUVAL ST, 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	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																								
2	0120	CLFENCE 4			0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100																								
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