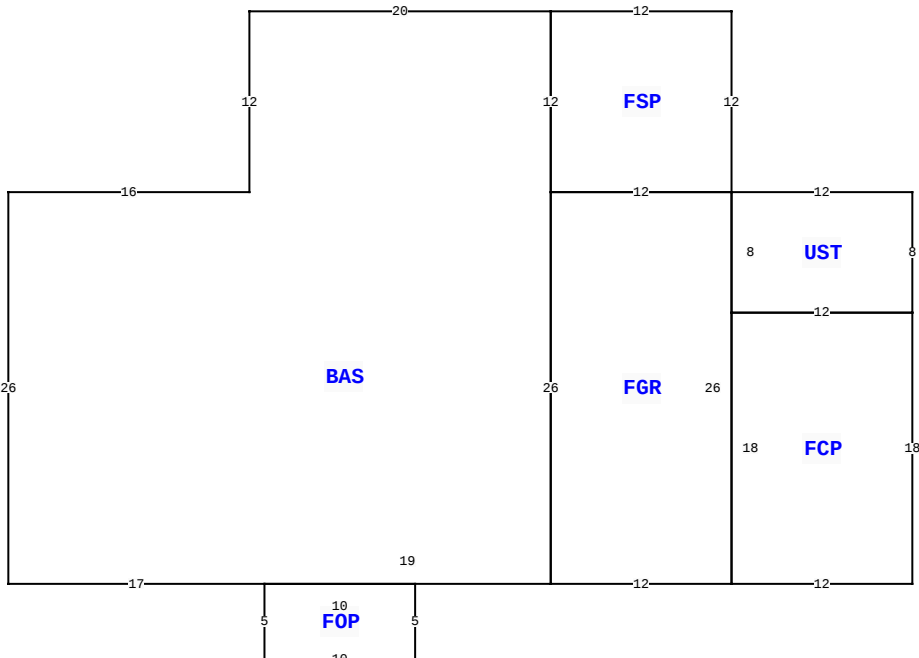


ZWILLMAN BRUCE T/EAGLESON JANET LEIGH
184 SE SABLE LN
LAKE CITY, FL 32025

34-3S-17-07592-151



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	1,518	113.8500	140.26	212,915	1990	2005	0	0	25.00	75.00																		
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM 100% - 2025										Heated Area: 1176										HX Base Yr 2025									
Roof Cover	12	MODULAR MT	100											159,686																			
Interior Wall	05	DRYWALL	100											924																			
Interior Floo	13	LAM/VNLPLK	100											24,750																			
Air Condition	03	CENTRAL	100											185,360																			
Heating Type	04	AIR DUCTED	100											0																			
Bedrooms	2	100	185,360																														
Bathrooms	2	100	100,722																														
Frame	01	NONE	100											84,638																			
Stories	1.	1.	100											185,360																			
Architectural	05	CONV	100											0																			
Units	03	03	100	0																													
Condition Adj	03	03	100	188,022																													
Kitchen Adjus	01	01	100																														
Quality		05	05																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA			06																											
NEIGHBORHOOD/LOC		3417.1100			1.10/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,176	100		1,176	123,710																												
FCP	216	25		54	5,681																												
FGR	312	55		172	18,094																												
FOP	50	30		15	1,578																												
FSP	144	40		58	6,101																												
UST	96	45		43	4,523																												
TOTALS		1,994		1,518	159,686																												
EXTRA FEATURES										184 SE SABLE 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	22	30		660.00	UT	1.40		1.40	100	0	0	3	100	924															
LAND DESCRIPTION										TOTAL OB/XF										924													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750																
REVIEW DATE 03/14/2024 BY JS Total Acres: 0.22 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 10/10/2025 BY SYS																																	