

LEE DAVID M/KUNNEMANN-LEE HEATHER K
355 NE STREAMSIDE CT
LAKE CITY, FL 32055-7259

35-3S-16-02576-008

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		31	VINYL SID 70							0100	01	5,093	118.2038	132.39	674,262	1973	1973	0	0	0	35.00	65.00	VALUATION BY								STANDARD																								
Exterior Wall		21	STONE 30							1 SINGLE FAM 100% - 2019										Heated Area: 4185										HX Base Yr 2019										Tax Group: 2								Tax Dist:							
Roof Structure		08	IRREGULAR 100																																					BUILDING MARKET VALUE								438,270							
Roof Cover		03	COMP SHNGL 100																																					TOTAL MARKET OB/XF VALUE								69,841							
Interior Wall		04	PLYWOOD 50																																					TOTAL LAND VALUE - MARKET								35,259							
Interior Wall		05	DRYWALL 50																																					TOTAL MARKET VALUE								543,370							
Interior Floor		12	HARDWOOD 90																																					SOH/AGL Deduction								156,212							
Interior Floor		15	HARDTILE 10																																					ASSESSED VALUE								387,158							
Air Condition		03	CENTRAL 100																																					TOTAL EXEMPTION VALUE								HX HB 50,722							
Heating Type		04	AIR DUCTED 100																																					BASE TAXABLE VALUE								336,436							
Bedrooms		4	100																																					TOTAL JUST VALUE								543,370							
Bathrooms		5.5	100																																					NCON VALUE								0							
Frame		01	NONE 100																																					INCOME VALUE															
Stories		3.	100																																					PREVIOUS YEAR MKT VALUE								543,370							
Architectual 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		35316.020	1.00/																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	1,705	100		1,705	146,721																																																		
FEP	217	80		174	14,973																																																		
FEP	217	80		174	14,973																																																		
FGR	713	55		392	33,733																																																		
FOP	126	30		38	3,270																																																		
FOP	217	30		65	5,593																																																		
FOP	217	30		65	5,593																																																		
FUS	2,480	100		2,480	213,413																																																		
TOTALS		5,892			5,093	438,270																																																	
EXTRA FEATURES						355 NW STREAMSIDE CT, LAKE CITY										BLD DATE										LGL DATE																													
																XF DATE										LAND DATE																													
																INC DATE										AG DATE																													
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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000																																								
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800																																								
3	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																								
4	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000																																								
5	0280	POOL R/CON	0 100	20	40	800.00	UT	70.00	70.00	100	2002	2002	3	40	22,400																																								
6	0166	CONC, PAVMT	0 100	0	0	1,246.00	UT	2.00	2.00	100	2002	2002	3	100	2,492																																								
7	0296	SHED METAL	0 100	12	24	288.00	UT	5.00	5.00	100	2002	2002	3	100	1,440																																								
8	0060	CARPORT F	0 100	12	25	300.00	UT	5.00	5.00	100	2002	2002	3	100	1,500																																								
9	0083	DOCK-LAKE	0 100	0	0	716.00	UT	11.50	11.50	100	2002	2002	3	40	3,294																																								
10	0261	PRCH, UOP	0 100	10	20	200.00	UT	6.50	6.50	100	2002	2002	3	100	1,300																																								
LAND DESCRIPTION						TOTAL OB/XF										47,226																																							
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	0133	C	SFR LAKE	100			0.00	0.00	5.11	AC		1.00	1.00	0.60	11,500.00	6,900.00	35,259																																						

LEE DAVID M/KUNNEMANN-LEE HEATHER K
355 NE STREAMSIDE CT
LAKE CITY, FL 32055-7259

35-3S-16-02576-008

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2													
ELEMENT		CD		CONSTRUCTION						TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
																																		VALUATION BY									
																																		STANDARD									
																																		Tax Group: 2									
																																		Tax Dist:									
																																		BUILDING MARKET VALUE									
																																		TOTAL MARKET OB/XF VALUE									
																																		TOTAL LAND VALUE - MARKET									
																																		TOTAL MARKET VALUE									
																																		SOH/AGL Deduction									
																																		ASSESSED VALUE									
																																		TOTAL EXEMPTION VALUE									
																																		HX HB									
																																		BASE TAXABLE VALUE									
																																		TOTAL JUST VALUE									
																																		NCON VALUE									
																																		INCOME VALUE									
																																		PREVIOUS YEAR MKT VALUE									