

FLORES RICARDO/FLORES MARIBEL T
P O BOX 2298
LAKE CITY, FL 32056

35-4S-16-03295-005

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	VALUATION BY		STANDARD												
Exterior Wall		19	COMMON BRK		100	0100	01	1,620	114.6420	128.40	208,008	1981	1981	0	0	0	35.00	65.00												
Roof Structure		03	GABLE/HIP		100	1 SINGLE FAM 100% - 2025										Heated Area: 1534 HX Base Yr 2025														
Roof Cover		05	COMP SHNGL		100																									
Interior Wall		05	DRYWALL		100																									
Interior Floor		14	CARPET		90																									
Interior Floor		08	SHT VINYL		10																									
Air Condition		03	CENTRAL		100																									
Heating Type		04	AIR DUCTED		100																									
Bedrooms			3		100																									
Bathrooms			2		100																									
Frame		01	NONE		100																									
Stories		1.	1.		100																									
Architectural		05	CONV		100																									
Units			0		100																									
Condition Adj		03	03		100																									
Kitchen Adjus		01	01		100																									
Quality		05	05																											
DOR CODE		0102	SFRES/MOBILE HOME																											
MAP NUM			MKT AREA		01																									
NEIGHBORHOOD/LOC		35416.020	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	345	100		345	28,794																									
BAS	1,189	100		1,189	99,234																									
FOP	120	30		36	3,004																									
FST	90	55		50	4,173																									
TOTALS	1,744			1,620	135,205																									
EXTRA FEATURES					6211 SW STATE ROAD 47 , LAKE CITY										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					04/07/2025 MLU					
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	0	0	3	100	2,500									
2	9947	Septic			0	100	0	0	1.00		UT	3,000.00		3,000.00		100			3	100	3,000									
3	0140	CLFENCE 6			0	100	0	0	1.00		UT	0.00		0.00		100	1993	1993	3	100	200									
4	0296	SHED METAL			0	100	0	0	1.00		UT	0.00		0.00		100	1993	1993	3	100	100									
5	0169	FENCE/WOOD			0	100	0	0	1.00		UT	0.00		0.00		100	2009	2009	3	100	200									
6	0190	FPLC PF			0	100	0	0	1.00		UT	1,200.00		1,200.00		100	2019	2019	3	100	1,200									
LAND DESCRIPTION					TOTAL OB/XF 7,200																									
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		A-1	0.00	0.00	1.50		AC		1.00	1.00	1.00	15,000.00		15,000.00		22,500									

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