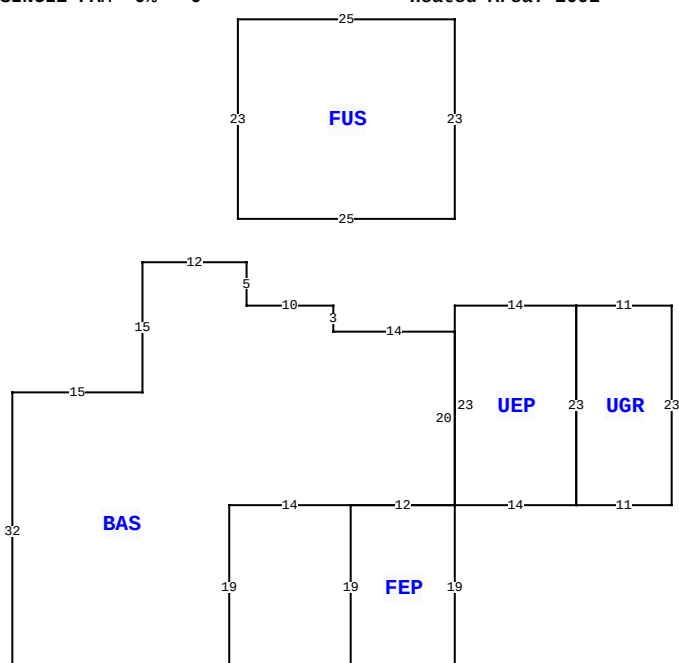


REYNOLDS BONNEY LESLIE TRUSTEE
THE REYNOLDS TRUST (REV LIV TR, 32 TARBERT LN
ST AUGUSTINE, FL 32092

36-2S-15-00116-000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
CONSTRUCTION																	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	VALUATION SUMMARY												
Exterior Wall	03	BELOW AVG. 100					0100	01	2,580	86.4360	96.81	249,770	1945	1945	0	0	35.00	65.00	VALUATION BY					STANDARD							
Roof Structure	03	GABLE/HIP 100					1 SINGLE FAM 0% - 0										Heated Area: 2091 HX Base Yr										Tax Group: 3 Tax Dist:				
Roof Cover	01	MINIMUM 100															BUILDING MARKET VALUE					162,350									
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					14,838									
Interior Floor	09	PINE WOOD 100															TOTAL LAND VALUE - MARKET					207,515									
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE					194,649									
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction					0									
Bedrooms	01	3 100					ASSESSED VALUE					194,649																			
Bathrooms	01	2.5 100					TOTAL EXEMPTION VALUE					0																			
Frame	01	NONE 100					BASE TAXABLE VALUE					194,649																			
Stories	1.5	1.5 100					TOTAL JUST VALUE					384,703																			
Architectual Units	05	CONV 100					NCON VALUE					0																			
Condition Adj	03	03 100					INCOME VALUE																								
Kitchen Adjus	01	01 100					PREVIOUS YEAR MKT VALUE					384,703																			