

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	VALUATION BY	STANDARD																			
Exterior Wall	19	COMMON BRK 100	0100	01	1,552	119.2950	133.61	207,363	1988	1988	0	0	0	35.00	65.00	Tax Group: 3	Tax Dist:																			
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0										Heated Area: 1484										HX Base Yr													
Roof Cover	12	MODULAR MT 100																																		
Interior Wall	05	DRYWALL 100																																		
Interior Floor	14	CARPET 90																																		
Interior Floor	06	VINYL ASB 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 Adj	01	01 100																																		
Quality		05 05																																		
DOR CODE		5000	IMPROVED AG																																	
MAP NUM			MKT AREA										01																							
NEIGHBORHOOD/LOC		36315.00	1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,484	100		1,484	128,880																															
FOP	84	30		25	2,171																															
FOP	126	30		38	3,300																															
PTO	104	5		5	434																															
TOTALS		1,798			1,552	134,786																														
EXTRA FEATURES		1797 SW MAYO RD, 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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																					
2	0296	SHED METAL	0 100	10	20	1.00	UT	0.00	0.00	100	0	0	3	100	300																					
3	0294	SHED WOOD/	0 100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	200																					
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000																					
5	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800																					
LAND DESCRIPTION		TOTAL OB/XF										4,500																								
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000																			
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230																			
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	98,000																			
REVIEW DATE		07/18/2023	BY	JB	Total Acres:	15.00	Total Land Value:	13,230	Market:	98,000	Agricultural:	6,230	Common:	7,000	PRINTED 10/07/2025 BY SYS																					