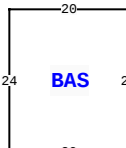
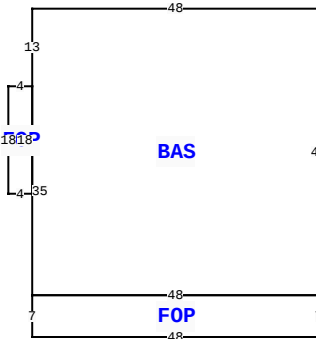


KENDRON JOHN J/KENDRON STEPHANIE D
P O BOX 3422
LAKE CITY, FL 32056-3422

36-3S-16-02611-001

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																			
Exterior Wall	10	ABOVE AVG. 100	0100	01	2,907	105.5241	118.19	343,578	1978	1978	0	0	0 35.00	65.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2013												Heated Area: 2784																			
Roof Cover	12	MODULAR MT 100													HX Base Yr 2013																			
Interior Wall	05	DRYWALL 100													VALUATION BY STANDARD																			
Interior Floo	14	CARPET 70													Tax Group: 2										Tax Dist:									
Interior Floo	12	HARDWOOD 30													BUILDING MARKET VALUE										223,326									
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE										35,917									
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET										13,000									
Bedrooms		3 100													TOTAL MARKET VALUE										272,243									
Bathrooms		2 100													SOH/AGL Deduction										93,145									
Frame	02	WOOD FRAME 100													ASSESSED VALUE										179,098									
Stories	1.	1. 100													TOTAL EXEMPTION VALUE										HX HB 50,722									
Architectual	05	CONV 100													BASE TAXABLE VALUE										128,376									
Units		0 100													TOTAL JUST VALUE										272,243									
Condition Adj	02	02 100													NCON VALUE										0									
Kitchen Adjus	01	01 100													INCOME VALUE																			
Quality		07 07													PREVIOUS YEAR MKT VALUE										272,713									
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA													06																			
NEIGHBORHOOD/LOC		36316.00	1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	480	100		480	36,875																													
BAS	2,304	100		2,304	177,002																													
FOP	72	30		22	1,690																													
FOP	336	30		101	7,759																													
TOTALS		3,192		2,907	223,326																													
EXTRA FEATURES					293 NW OVERFLOW LAKE DR, 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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000																			
2	0040	BARN,POLE	0 100	16	44	1.00	UT	0.00	0.00	100	2000	2000	3	100	4,500																			
3	0166	CONC, PAVMT	0 100	0	0	757.00	UT	2.00	2.00	100	2002	2002	3	100	1,514																			
4	0294	SHED WOOD/	0 100	20	28	560.00	UT	3.50	3.50	100	2002	2002	3	100	1,960																			
5	0080	DECKING	0 100	0	0	249.00	UT	5.00	5.00	100	2002	2002	3	100	1,245																			
6	0120	CLFENCE 4	0 100	0	0	420.00	UT	4.50	4.50	75	2002	2002	3	75	1,418																			
7	0169	FENCE/WOOD	0 100	0	0	208.00	UT	7.50	7.50	60	2002	2002	3	60	936																			
8	0280	POOL R/CON	0 100	12	28	336.00	UT	70.00	70.00	100	2023	2022		95	22,344																			
LAND DESCRIPTION																	TOTAL OB/XF 35,917																	
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000																	
REVIEW DATE 07/11/2023 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 09/19/2025 BY SYS																																		