

OLIVIA RAE INVESTMENTS INC
PO BOX 2147
LAKE CITY, FL 32056

36-3S-16-02617-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3													
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		15		CONC BLOCK 100		4900		04		2,880		102.7312		76.02		218,938		1985		1995		0		0		45.00		55.00		Tax Group: 2		Tax Dist:	
Roof Structur		10		STEEL FRME 100		1		OFFICE LOW		0%		- 2023		Heated Area: 2880		HX		Base Yr										BUILDING MARKET VALUE		276,296			
Roof Cover		12		MODULAR MT 100																								TOTAL MARKET OB/XF VALUE		6,297			
Interior Wall		05		DRYWALL 100																								TOTAL LAND VALUE - MARKET		163,125			
Interior Floo		14		CARPET 90																								TOTAL MARKET VALUE		445,718			
Interior Floo		15		HARDTILE 10																								SOH/AGL Deduction		0			
Ceiling		01		FIN.SUSPD 100																								ASSESSED VALUE		445,718			
Air Condition		06		ENG CENTRL 100																								TOTAL EXEMPTION VALUE		0			
Heating Type		09		ENG F AIR 100																								BASE TAXABLE VALUE		445,718			
Fixtures		6		100																								TOTAL JUST VALUE		445,718			
Frame		03		MASONRY 100																								NCON VALUE		0			
Story Height				10 100																								INCOME VALUE					
RMS				5 100																								PREVIOUS YEAR MKT VALUE		458,636			
Stories		1.		1. 100																													
Units				0 100																													
Condition Adj		03		03 100																													
Quality		05		05																													
DOR CODE		1100		STORES/1 STORY																													
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		2,880		100				2,880		120,416																							
TOTALS		2,880						2,880		120,416																							
EXTRA FEATURES																																	
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		0253		LIGHTING		0 0		0 0		4.00		UT		100.00		100.00		100		1993		1993		3		100		400					
2		0260		PAVEMENT-A		0 0		0 0		1.00		UT		0.00		0.00		100															

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