

PHILLIPS NICHOLAS WAYNE
997 NE 342ND TRAIL, C/O MARY PHILLIPS
OKEECHOBEE, FL 34972

36-7S-16-04351-010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		02		WALL BOARD 100		0100		01		1,012		48.6720		54.51		55,164		1974		1974		0		0		0 35.00		65.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2015								Heated Area: 1012										HX Base Yr 2015		Tax Group: 3					Tax Dist:								
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					35,857						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					100						
Interior Floo		06		VINYL ASB 100																										TOTAL LAND VALUE - MARKET					91,675						
Air Condition		02		WINDOW 100																										TOTAL MARKET VALUE					127,632						
Heating Type		03		FORCED AIR 100																										SOH/AGL Deduction					61,544						
Bedrooms				3 100																										ASSESSED VALUE					66,088						
Bathrooms				1 100																										TOTAL EXEMPTION VALUE					HX HB 41,088						
Frame		01		NONE 100																										BASE TAXABLE VALUE					25,000						
Stories		1.		1. 100																										TOTAL JUST VALUE					127,632						
Architectual		05		CONV 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
Condition Adj		01		01 100																										PREVIOUS YEAR MKT VALUE					120,570						
Kitchen Adjus		01		01 100																																					
Quality		01 01																																							
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																															02						
NEIGHBORHOOD/LOC		36716.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,012		100				1,012		35,857																															
TOTALS		1,012						1,012		35,857																															
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		0040		BARN, POLE		0 100		0 0		1.00		UT		0.00		0.00		100		2015		2015		3		100		100													