

CALLOWAY ANDREW DARYL
203 SE APRIL LN
LAKE CITY, FL 32025

35-4S-17-09030-087

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3																									
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		31		VINYL SID 100										0201		02		1,040		113.5000		105.56		109,782		2026		2026		0		0		0		2.00		98.00		VALUATION BY										STANDARD									
Exterior Wall		00		N/A 0										1		MANUF		1		0%		- 2027		Heated Area: 1040						HX Base Yr								Tax Group: 3										Tax Dist:											
Roof Structur		03		GABLE/HIP 100																																		BUILDING MARKET VALUE										107,586											
Roof Cover		03		COMP SHNGL 100																																TOTAL MARKET OB/XF VALUE										7,700													
Interior Wall		05		DRYWALL 100																																TOTAL LAND VALUE - MARKET										73,782													
Interior Floo		08		SHT VINYL 50																																TOTAL MARKET VALUE										189,068													
Interior Floo		14		CARPET 50																																SOH/AGL Deduction										0													
Air Condition		03		CENTRAL 100																																ASSESSED VALUE										189,068													
Heating Type		04		AIR DUCTED 100																																TOTAL EXEMPTION VALUE										0													
Bedrooms				3 100																																BASE TAXABLE VALUE										189,068													
Bathrooms				2 100																																TOTAL JUST VALUE										189,068													
Frame		01		NONE 100																																NCON VALUE										108,286													
Stories		1.		1. 100																																INCOME VALUE																							
Units				0 100																																PREVIOUS YEAR MKT VALUE																							
Condition Adj		03		03 100																																																							
Kitchen Adjus		01		01 100																																																							
Quality		05		05																																																							
DOR CODE		0200		MOBILE HOME																																																							
MAP NUM				MKT AREA																																										02													
NEIGHBORHOOD/LOC		35417.00		1.00/																																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																	
BAS		1,040		100		2027		1,040		107,586																																																	
TOTALS		1,040						1,040		107,586																																																	
EXTRA FEATURES										203 SE APRIL LN, 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		9945		Well/Sept		0 0		0 0		1.00		UT		7,000.00		7,000.00		100				2026		100		7,000																																	
2		0081		DECKING WI		0 0		0 0		1.00		UT		500.00		500.00		100		2027		2026		100		500																																	
3		0296		SHED METAL		0 0		0 0		1.00		UT		150.00		150.00		100		2027		2026		100		150																																	
4		0252		LEAN-TO W/		0 0		0 0		1.00		UT		50.00		50.00		100		2027		2026		100		50																																	