LOT 4 GABLES S/D.
WD 1222-80, WD 1244-847, WD 1443

FLEMING LARRY
3393 NW MOORE RD
LAKE CITY, FL 32055

2025

06-3S-16-02017-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

331 NW GABLES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,400
TOTAL MARKET VALUE	38,400
SOH/AGL Deduction	0
ASSESSED VALUE	38,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,400
TOTAL JUST VALUE	38,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046617	New Residential C	250,000	03/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/863	7/20/2021	WD	Q	V	01	41,100
GRANTOR: PELLETIER JAVIER						
GRANTEE: FLEMING LARRY						
1443/961	7/12/2021	WD	U	V	11	100
GRANTOR: JEAN WOODLANDS LLC						
GRANTEE: PELLETIER JAVIER						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		A-3	0.00	0.00	4.80	AC		1.00	1.00	1.00	8,000.00	8,000.00	38,400							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 4.80 Total Land Value: 38,400 Market: 0 Agricultural: 0 Common: 38,400 PRINTED 12/31/2024 BY SYS