LOT 1 BLOCK 3 PINE KNOLL S/D.

626-785, 651-303, 749-1058, 760-

GUNTER LARRY K/CARDER SHERI THOMPSON
168 SW VENTURA LN
LAKE CITY, FL 32025

2025

19-4S-17-08574-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

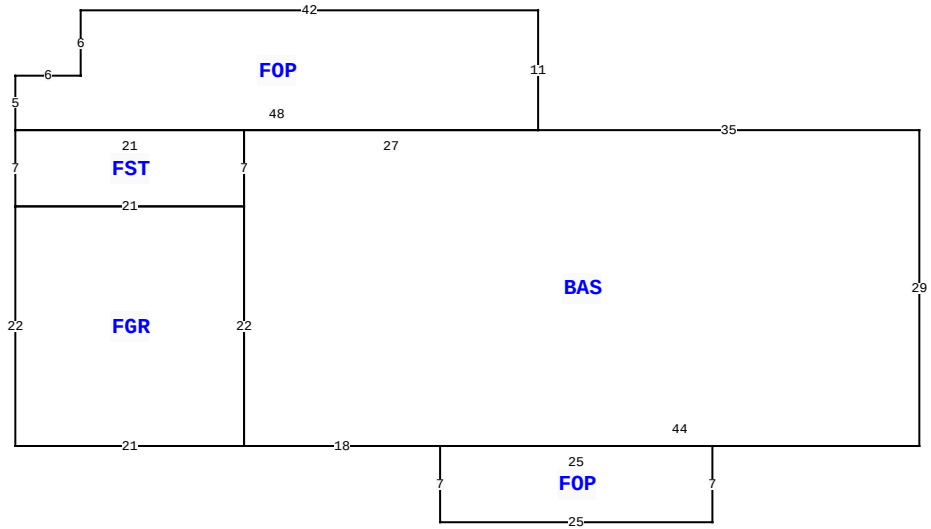
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	1,798	136,294
FGR	462	55	254	19,254
FOP	175	30	52	3,942
FOP	492	30	148	11,219
FST	147	55	81	6,140
TOTALS	3,074		2,333	176,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,333	111.0650	116.62	272,074	1972	1972	0	0	0	35.00	65.00

2 SINGLE FAM – 100% - 1995 Heated Area: 1798 HX Base Yr 1995



168 SW VENTURA LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,848
TOTAL MARKET OB/XF VALUE		18,466
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		213,814
SOH/AGL Deduction		88,896
ASSESSED VALUE		124,918
TOTAL EXEMPTION VALUE	HX HB VX VP	96,951
BASE TAXABLE VALUE		27,967
TOTAL JUST VALUE		213,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,814

SALE:3:1: LOT 1, BLK 3, PINE KNOLL

SALE:2:1: LOT 1, BLK 3, PINE KNOLL

SALE:1:1: LOT 1 BLOCK 3 PINE KNOLL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050574	Roof Replacement	9,500	08/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1378/1485	2/18/2019	LE	U	I	14	100
GRANTOR: LARRY K GUNTER & SHER						
GRANTEE: LARRY K GUNTER & SH						
0796/0726	9/30/1994	WD	Q	I		80,000
GRANTOR: WILLIAM E LOCKWOOD						
GRANTEE: LARRY K GUNTER & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= N11 W42 S6 W6 S5 E48$ W27 FST= W21 S7 E21 N7$ S7 FGR= W21 S22 E21 N22$ S22 E18 FOP= S7 E25 N7 W25$ E44 N29$.

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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 18,466

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/03/2024 BY JS Total Acres: 0.82 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 12/31/2024 BY SYS