

LAKE CITY GATOR LLC
249 SW WINDSOR HILLS GLEN
LAKE CITY, FL 32024

00-00-00-14124-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	MSNRY STUC 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Ceiling	02	F.NOT SUS 100			
Air Condition	06	ENG CENTRL 100			
Heating Type	09	ENG F AIR 100			
Fixtures	7	100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		7 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	02	02 100			
Quality	04	04			
DOR CODE	1700	OFFICE BLD 1STY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	32317.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,473	100		2,473	76,626
TOTALS	2,473			2,473	76,626

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4900	04	2,473	83.7421	61.97	153,252	1945	1980	0	0	0 50.00	50.00

1 OFFICE LOW 0% - 0

Heated Area: 2473

HX Base Yr

The floor plan shows a complex polygonal shape representing the building footprint. Key dimensions include a top width of 34, a right side depth of 25, and a bottom width of 30. Internal dimensions show a central rectangular section measuring 24 by 28. The total heated area is noted as 2473. The label 'BAS' is centered within the footprint.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4900	04	2,473	83.7421	61.97	153,252	1945	1980	0	0	0 50.00	50.00

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		76,626
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		40,609
TOTAL MARKET VALUE		123,035
SOH/AGL Deduction		0
ASSESSED VALUE		123,035
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		123,035
TOTAL JUST VALUE		123,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,995

LAND:1:1: 0.30AC

SALE:1:1: SALE FOR 2 PARCELS ON 1 DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	I	RSN CD	SALE PRICE
1361/2678	5/01/2018	WD	U	I	I	11	100

GRANTOR:STEPHEN N KIRALY

GRANTEE:LAKE CITY GATOR LLC

1270/22803/10/2014QCUII16100

GRANTOR:THOMAS H EAGLE

GRANTEE:STEPHEN N KIRALY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S24 W23 S17 E28 S12 W3 S16 E30 N16 W3 N28 E5 N25\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF			CG	115.00	113.00	12,995.00	SF		1.00	1.00	1.25	2.50	3.13	40,609							

TOTAL OB/XF

5,800

REVIEW DATE	10/27/2016	BY	DF	Total Acres: 0.30	Total Land Value: 40,609	Market: 0	Agricultural: 0	Common: 40,609	PRINTED 11/18/2025 BY SYS
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