

S DIV: LOT 4 & PART OF LOT 5 BLO
S/D MORE PARTICULARLY DESC AS FO
BEG AT SE COR LOT 4, BLOCK B, RU

EXCELLENT CHOICE PROPERTIES LLC
9200 NW 39 AVE, 130-107
GAINESVILLE, FL 32606

2026

00-00-00-14184-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	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	870317.00 1.00/	

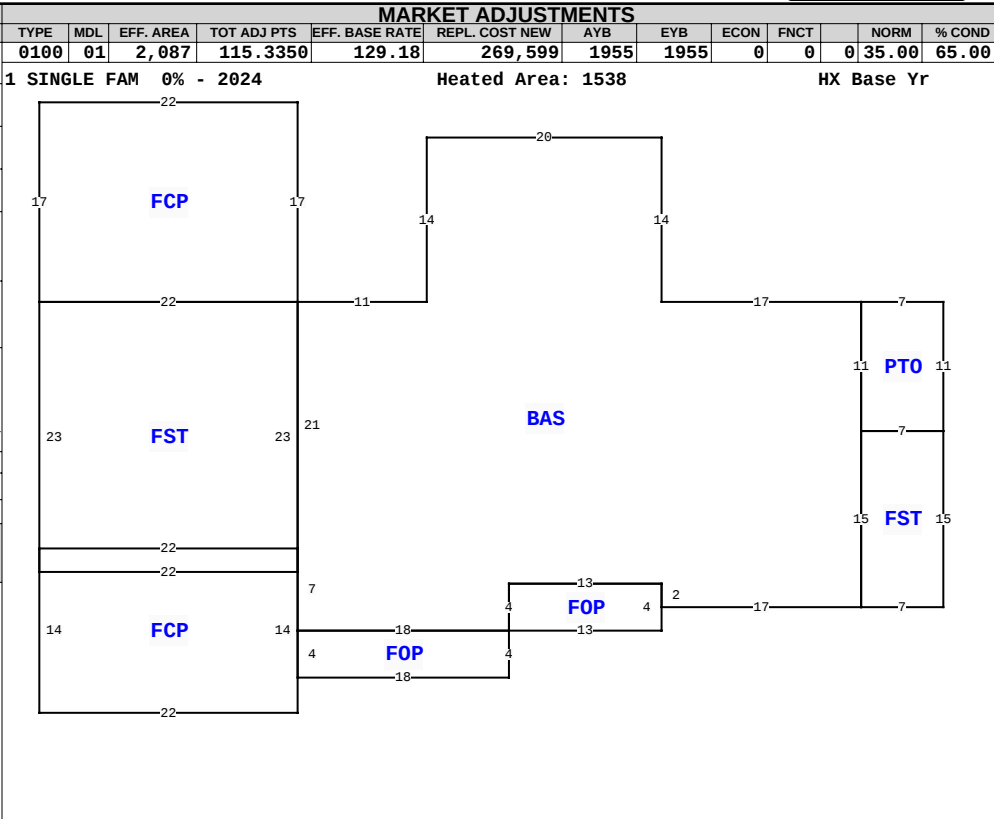
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100		1,538	129,141
FCP	308	25		77	6,466
FCP	374	25		94	7,893
FOP	52	30		16	1,344
FOP	72	30		22	1,847
FST	105	55		58	4,870
FST	506	55		278	23,343
PTO	77	5		4	336

TOTALS	3,032			2,087	175,239
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0258	PATIO	0	0	0	0	1.00	UT	0.00
3	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00
4	0297	SHED CONCR	0	0	14	28	392.00	UT	4.30
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
6	0296	SHED METAL	0	0	10	12	120.00	UT	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	10,561.00

REVIEW DATE 11/19/2021 BY CP



668 SE CHURCH AVE, LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
18,622									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	10,561.00

Total Acres: 0.24 Total Land Value: 7,921 Market: 0 Agricultural: 0 Common: 7,921

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		175,239	
TOTAL MARKET OB/XF VALUE		18,622	
TOTAL LAND VALUE - MARKET		7,921	
TOTAL MARKET VALUE		201,782	
SOH/AGL Deduction		0	
ASSESSED VALUE		201,782	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		201,782	
TOTAL JUST VALUE		201,782	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		201,782	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1490/488	4/28/2023	QC	U	I	11	100	
GRANTOR: GEAR HOMES LLC							
GRANTEE: EXCELLENT CHOICE PR							
1473/757	7/22/2022	WD	U	I	11	0	
GRANTOR: ANDERSON GARY LEE							
GRANTEE: GEAR HOMES LLC							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W17 N14 W20 S14 W11 FCP= N17 W22 S17 E22\$ FST= W22 S23 E22 N23\$ S21 FCP= W22S14 E22 N14\$ S7 FOP= S4 E18 N4 W18\$ E18 FOP= E13 N4 W13 S4\$ N4 E13 S2 E17 FST= E7 N15W7 S15\$ N15 PTO= E7 N11 W7 S11\$ N11 \$.									

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