COMM AT THE INTERSECTION OF THE
W1/2 OF THE W1/2 OF NE1/4 AND TH
SR 47, S 55 DEG E ALONG S R/W 73

GANSKOP JEFFREY L/GANSKOP LINDA J
334 SW HAMLET CIR
LAKE CITY, FL 32024

2026

02-5S-16-03426-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

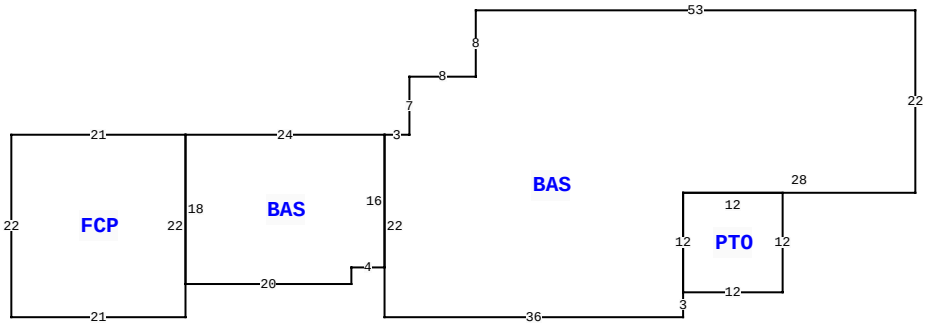
NEIGHBORHOOD/LOC 2516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	424	100		424	28,671
BAS	1,839	100		1,839	124,352
FCP	462	25		116	7,844
PTO	144	5		7	473
TOTALS	2,869			2,386	161,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,386	92.8872	104.03	248,216	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2263 HX Base Yr



6649 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,340
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	9,630
TOTAL MARKET VALUE	174,270
SOH/AGL Deduction	4,552
ASSESSED VALUE	169,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,718
TOTAL JUST VALUE	174,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25244	M H	275	11/20/2006
15006	M H	125	01/28/1999
14127	STORAGE	30	06/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/2652	6/18/2014	WD	U	I	12	175,000
GRANTOR: GENERATION MORTGAGE C						
GRANTEE: JEFFREY L & LINDA J						
1274/2311	4/30/2014	CT	U	I	12	100
GRANTOR: CLERK OF COURT						
GRANTEE: GENERATION MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S8 W8 S7 W3 BAS= W24 FCP= W21 S22 E21 N22$ S18 E20 N2 E4 N16$ S22 E36 N3 PTO= E12 N12 W12 S12$ N12 E28 N22$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	0		A-1	0.00	0.00	1.07	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,630							

REVIEW DATE 09/12/2019 BY KR Total Acres: 1.07 Total Land Value: 9,630 Market: 0 Agricultural: 0 Common: 9,630 PRINTED 11/07/2025 BY SYS