

B & G RENTAL PROPERTIES LLC
894 SE GABE ST
LAKE CITY, FL 32025

03-4S-17-07545-000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

18 CEMENT BRK 100

08 IRREGULAR 100

14 PREFIN MT 100

05 DRYWALL 100

14 CARPET 100

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

01 NONE 100

1. 1. 100

05 CONV 100

0 100

03 03 100

01 01 100

05 05

0100 SINGLE FAMILY

MKT AREA

06

3417.0100 1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 1,200 100 1,200 115,385

FOP 64 30 19 1,827

FST 120 55 66 6,346

TOTALS 1,384 1,285 123,558

EXTRA FEATURES

L N

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 0 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 500

2 0258 PATIO 0 0 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 500

3 0120 CLFENCE 4 0 0 0 1.00 UT 0.00 0.00 100 1993 1993 3 100 500

4 0296 SHED METAL 0 0 0 0 1.00 UT 0.00 0.00 100 1993 1993 3 100 75

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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 RSF-2 75.00 110.00 1.00 LT 1.00 1.00 1.00 18,500.00 18,500.00 18,500

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.19 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/11/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100 01 1,285 132.0800 147.93 190,090 1964 1964 0 0 0 35.00 65.00

Heated Area: 1200 HX Base Yr

Basement Area: 1200 FST

FOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

TOTAL OB/XF 1,575

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE 123,558

TOTAL MARKET OB/XF VALUE 1,575

TOTAL LAND VALUE - MARKET 18,500

TOTAL MARKET VALUE 143,633

SOH/AGL Deduction 0

ASSESSED VALUE 143,633

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 143,633

TOTAL JUST VALUE 143,633

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 143,633

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

1467/1450 5/24/2022 WD Q I 01 135,000

GRANTOR: PORTER WILLIAM RUSS

GRANTEE: B & G RENTAL PROPER

1367/1384 8/21/2018 WD U I 37 38,000

GRANTOR: LLOYD D ADAMS

GRANTEE: WILLIAM RUSS PORTER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S28 E30 FOP= E8 N8 W8 S8\$ N8 E18 FST= E6 N20 W6 S20\$ N20\$.