

LOT 14 SUZANNE S/D UNIT 1.
837-1604, 903-572, 904-631, WD 1

GLD PROPERTY, LLC
169 SW DUSK GLN
LAKE CITY, FL 32024

2026

03-4S-17-07570-014



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	32	HARDIE BRD 100	0100	01	1,800	119.5425	133.89	241,002	2020	2020	0	0	0	5.00	95.00	VALUATION BY		STANDARD											
Exterior Wall	00	N/A 0	1 SINGLE FAM 0% - 2023										Heated Area: 1548				HX Base Yr												
Roof Structure	08	IRREGULAR 100															Tax Group: 2		Tax Dist:		228,952								
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE		1,643										
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		18,500										
Interior Floor	13	LAM/VNLPLK 100															TOTAL LAND VALUE - MARKET		249,095										
Interior Floor	00	N/A 0															TOTAL MARKET VALUE		0										
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		249,095										
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		0										
Bedrooms	3	100															TOTAL EXEMPTION VALUE		249,095										
Bathrooms	2	100															BASE TAXABLE VALUE		249,095										
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		0										
Stories	1.	1. 100															NCON VALUE		251,505										
Units	0	100															INCOME VALUE												
Condition Adj	03	03 100															PREVIOUS YEAR MKT VALUE												
Kitchen Adjus	01	01 100																											
Quality	06	06																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA	06																										
NEIGHBORHOOD/LOC	3417.0200	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,548	100		1,548	196,899																								
FGR	400	55		220	27,983																								
FOP	108	30		32	4,070																								
TOTALS	2,056			1,800	228,952																								
EXTRA FEATURES					551 SE PLANT ST, LAKE CITY										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					04/21/2023 MLU				
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	730.00	UT	2.25	2.25	100	2021	2020		100	1,643														
																	BUILDING DIMENSIONS												
																	BAS=[ORIG=100,20] W49 S32 E11 E18 N1 E20 N31 \$												
																	FOP=[ORIG=62,52] E18 S6 W18 N6 \$												
																	FGR=[ORIG=80,51] E20 S20 W20 N20 \$												
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