



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	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 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100		1,378	141,085
FGR	440	55		242	24,777
FOP	64	30		19	1,946
FOP	84	30		25	2,560

TOTALS 1,966 1,664 170,367

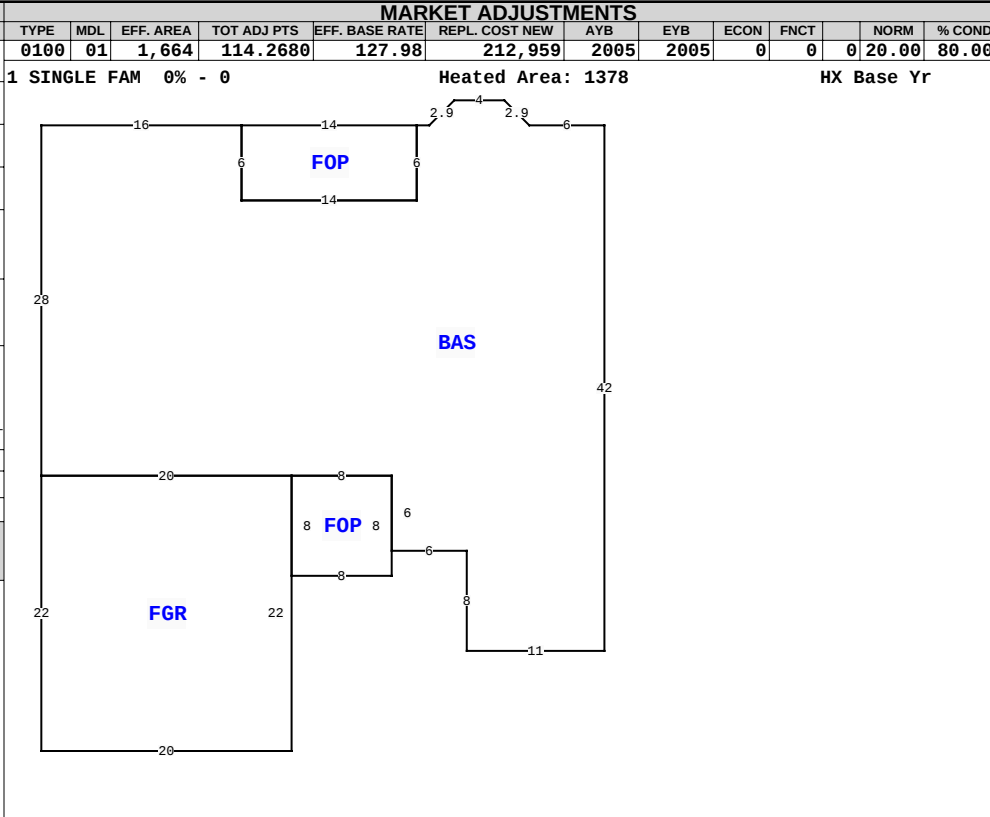
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0166	CONC, PAVMT	0	0	0	0	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2016 BY DF



919 SW GATOR CT, LAKE CITY

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

04/21/2023 MLU

TOTAL OB/XF 1,750

Market: 0 Agricultural: 0 Common: 22,500

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,664	114.2680	127.98	212,959	2005	2005	0	0	20.00	80.00

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		170,367
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		194,617
SOH/AGL Deduction		0
ASSESSED VALUE		194,617
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		194,617
TOTAL JUST VALUE		194,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3214	SFR	460	03/15/2005

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/0501	12/28/2012	WD	Q	I	01	97,000

SALES DATA

GRANTOR: GERARDO & CAROLINA VE

GRANTEE: MCALPIN HOLDINGS LL

1099/1597 10/16/2006 WD Q I 171,800

GRANTOR: GATEWAY DEVELOPERS OF

GRANTEE: GERARDO & CAROLINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 L2 U2 W4 D2 L2 W1 FOP= W14 S6 E14 N6\$ S6 W14 N6 W16 S28 FGR= S22 E20 N22 W20\$ E20 FOP= S8 E8 N8 W8\$ E8 S6 E6 S8 E11 N42\$.