

LOTS 20 & 21 ROLLING OAKS S/D.
693-391, 695-33, CT 943-1038, 96

GEIGER DOUGLAS W/GEIGER INGRID C
554 NW ARMADILLO LN
LAKE CITY, FL 32055

2026

09-3S-16-02049-120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	01	NONE 100
Stories		2. 2. 100
Architectural Units	05	CONV 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		9316.0100 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2, 935	100		2, 935	202, 909
FDG	744	60		446	30, 834
FEP	132	80		106	7, 328
FHS	403	60		242	16, 730
FOP	806	30		242	16, 730
FSP	409	40		164	11, 338
FUS	1, 572	100		1, 572	108, 679
TOTALS	7, 001			5, 707	394, 548

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0210	GARAGE U	0	100	0	0	1.00	UT	0.00
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	8,452.50
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 5,707 94.9620 106.36 606,997 1994 1994 0 0 0 35.00 65.00

1 SINGLE FAM 100% - 2020 Heated Area: 4910 HX Base Yr 2020

384 NW ARMADILLO LN, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/12/2022 MLU									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		394,548	
TOTAL LAND VALUE - MARKET		14,753	
TOTAL MARKET VALUE		67,500	
SOH/AGL Deduction		476,801	
ASSESSED VALUE		136,222	
TOTAL EXEMPTION VALUE		340,579	
BASE TAXABLE VALUE		HX HB	
TOTAL JUST VALUE		50,722	
NCON VALUE		289,857	
INCOME VALUE		476,801	
PREVIOUS YEAR MKT VALUE		0	

LAND:2:1: FLOOD PRONE LAND			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052331	Electrical Servic	0	02/14/2025
10469	PUMP/UTPOL	30	11/17/1995
10366	REMODEL	25	10/23/1995
9150	PUMP/UTPOL	30	12/09/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/1528	5/29/2019	WD	U	V	30	1,000
GRANTOR: STEVEN BEHRENWALD						
GRANTEE: DOUGLAS W GEIGER &						
1382/1812	4/16/2019	WD	U	I	12	220,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: DOUGLAS W GEIGER &						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W18 N3 FEP= N11 W12 S11E12\$ W12 FSP= N4 W12 N5 W23 S5 W7 S7 E42 N3\$ S3 W42 N11 W12 S11 W1 S24 FOP= W6 S12 E20 S3 E77 N26 E6 FDG= S5 E24N31 W24 S26\$ N6 W12 S26 W41 S2W11 N2 W13 N3 W20 N6\$ S6 E20 S3 E13 S2 E11 N2 E41 N33\$ PTR= N70 W20 FUS= W36 S9 W12S15 E12 S9 E12 S2 E12 N2 E12 N9 E12 N15 W12 N9\$E20 S70\$ PTR= N40 E12 FHS= E13 N31 W13 S31\$ S40 W12\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.00