BEG NW COR OF SE1/4 OF NW1/4, (A
OF MAY-FAIR S/D) RUN E 540.62 FT
WITH W R/W SR-247, SW'LY ALONG R

GEARTZ KENT W REVOCABLE LIVING TRUST
141 SW HUMMINGBIRD GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

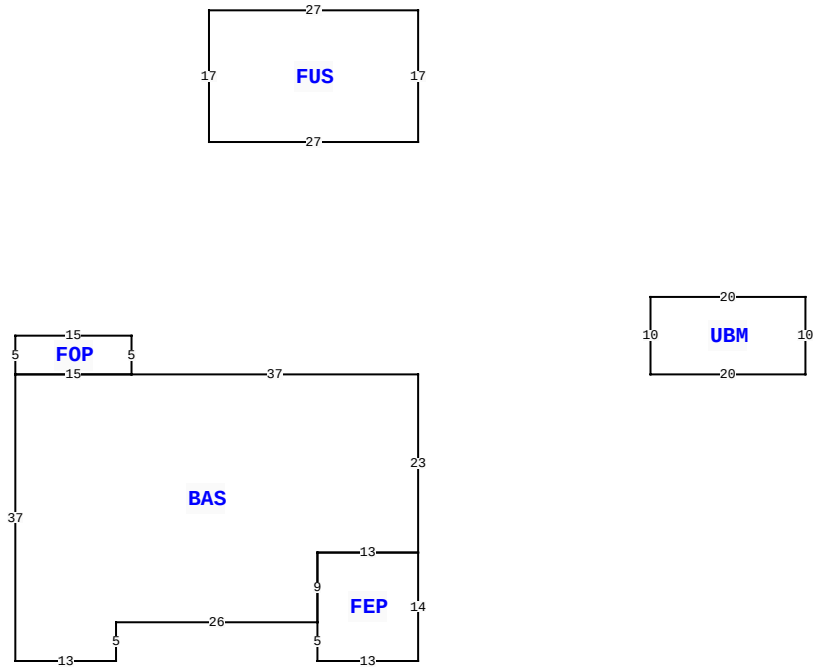
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0110	SFRES/COMMERCIAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	118,328
FEP	182	80		146	10,717
FOP	75	30		22	1,615
FUS	459	100		459	33,693
UBM	200	20		40	2,936
TOTALS	2,528			2,279	167,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,279	100.8315	112.93	257,367	1928	1928	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2071 HX Base Yr



2058 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	219,830
TOTAL MARKET OB/XF VALUE	16,929
TOTAL LAND VALUE - MARKET	26,910
TOTAL MARKET VALUE	263,669
SOH/AGL Deduction	0
ASSESSED VALUE	263,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,669
TOTAL JUST VALUE	263,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,669

SALE:2:1: $.60 STAMPS

SALE:1:1: SALE TO LOW VALUE OK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042132	Electrical Servic	0	06/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0996/0321	9/30/2003	WD	Q	I		140,000
GRANTOR: RENE & JUDITH BERUBE						
GRANTEE: KENT W GEARTZ TRSTE						
0777/2093	7/28/1993	WD	U	I	12	41,800
GRANTOR: FAYE MCCLELLAN						
GRANTEE: RENE BERUBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FOP= N5 W15 S5 E15$W15S37 E13 N5 E26 FEP= S5 E13N14 W13 S9$ N9 E13 N23$ PTR= N30 FUS= N17 W27 S17 E27$ S30$ PTR=E30 UBM= E20 N10 W20 S10$ W30$.

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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	700	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC,PAVMT	0	0	0	0	1,441.00	UT	2.00	2.00	60	2003	2003	3	60	1,729	
5	0031	BARN,MT AE	0	0	30	40	1,200.00	UT	11.00	11.00	100	2019	2019	3	100	13,200	

LAND DESCRIPTION

TOTAL OB/XF 16,929

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	0111	C	SFR/COMMERCI	0		CG	0.00	0.00	1.72	AC		1.00	1.00	1.00	15,500.00	15,500.00	26,660							
2	9630	C	SWAMP	0		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	100.00	100.00	250							

REVIEW DATE 11/09/2023 BY KS Total Acres: 4.22 Total Land Value: 26,910 Market: 0 Agricultural: 0 Common: 26,910 PRINTED 11/19/2025 BY SYS

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2026

11-4S-16-02905-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

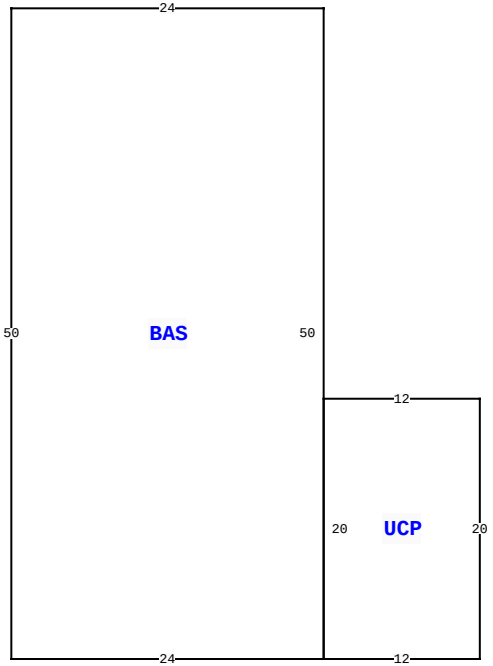
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0110	SFRES/COMMERCIAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	50,521
UCP	240	20		48	2,021
TOTALS	1,440			1,248	52,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,248	57.8340	64.77	80,833	1935	1935	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1200 HX Base Yr



2058 SW STATE ROAD 247 , LAKE CITY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,669
TOTAL JUST VALUE	263,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0777/2093	7/28/1993	WD	U	I	12	41,800
GRANTOR: FAYE MCCLELLAN						
GRANTEE: RENE BERUBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S50 E24 UCP= E12 N20 W12 S20$ N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/09/2023 BY KS Total Acres: 4.22 Total Land Value: 26,910 Market: 0 Agricultural: 0 Common: 26,910 PRINTED 11/19/2025 BY SYS