LOT 4 SOUTHERN APPROACHES S/D UN
WD 1008-1177, WD 1290-2564, LE 1

MARQUIS GARY J/NARQUIS NANCY C
1680 N MAIN ST
BELL, FL 32619

2026

13-4S-16-02952-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

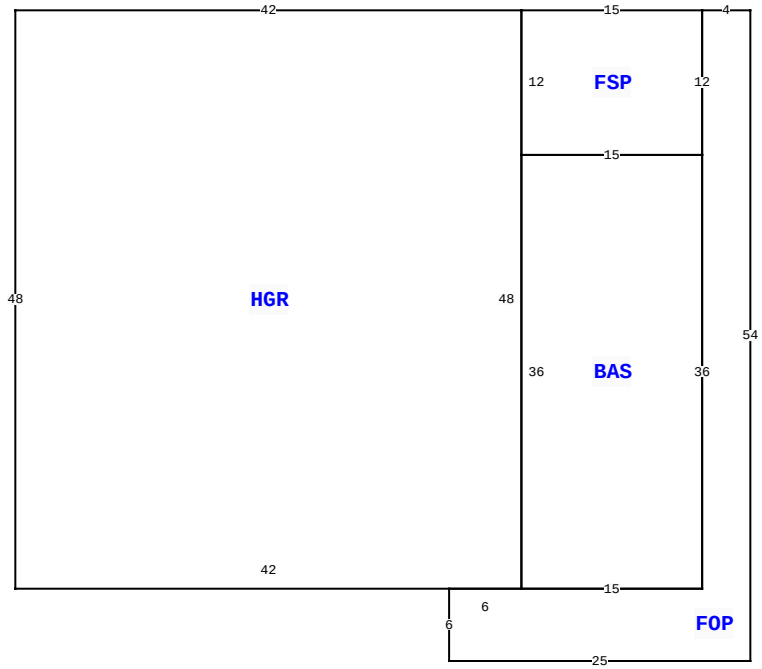
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	03	CONC FINSH 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	40,274
FOP	342	30		103	7,682
FSP	180	40		72	5,370
HGR	2,016	45		907	67,644
TOTALS	3,078			1,622	120,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	1,622	134.3826	99.44	161,292	2005	2005	0	0	0	25.00	75.00

1 SFR/BARNDO 0% - 0 Heated Area: 540 HX Base Yr



185 SW BONANZA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	120,969
TOTAL MARKET OB/XF VALUE	1,735
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	157,704
SOH/AGL Deduction	0
ASSESSED VALUE	157,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,704
TOTAL JUST VALUE	157,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,720

BLDG:1:3: EFFICIENT APT.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22482	PLANE HNGR	212	11/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1527/280	10/30/2024	LE	U	I	14	100
GRANTOR: MARQUIS GARY JUAN (EN						
GRANTEE: BRECKEN ZACHARY THO						
1290/2564	3/06/2015	WD	Q	I	01	144,500
GRANTOR: THOMAS J DAVID & NANC						
GRANTEE: GARY J & NANCY C MA						

BUILDING NOTES

BUILDING DIMENSIONS

HGR= W42 S48 E42 FOP= W6 S6 E25 N54 W4 FSP= W15 S12 E15 N12$ S12 BAS= W15 S36 E15 N36$ S36 W15$ N48$.

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	0166	CONC,PAVMT	0	0	0	0	694.00	UT	2.50	2.50	100	2005	2005	3	100	1,735	

LAND DESCRIPTION

TOTAL OB/XF 1,735

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	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/22/2025 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS