LOT 5 BLOCK B DEERHAVEN S/D UNRE
COMM SW COR OF SW1/4 OF SE1/4, R
627.43 FT, N 320 FT FOR POB, CON

BADER GERALD EUGENE
1069 SE SULTON LP
LAKE CITY, FL 32025

2026

13-4S-17-08335-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

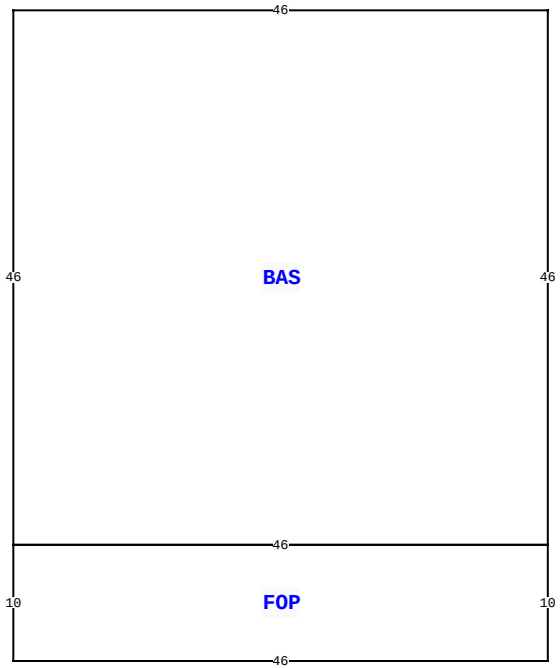
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	13417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,116	100		2,116	202,779
FOP	460	30		138	13,225
TOTALS	2,576			2,254	216,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,254	105.6330	118.31	266,671	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2008 Heated Area: 2116 HX Base Yr 2008



1069 SE SULTON LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		216,004
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		227,704
SOH/AGL Deduction		58,918
ASSESSED VALUE		168,786
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,064
TOTAL JUST VALUE		227,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,370

SALE:1:1: LOT 5 BLOCK B DEERHAVEN S/D,MUST HAVE SM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21263	GARAGE	170	11/07/2003
21262	SFR	315	11/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0880/0917	5/11/1999	WD	Q	V	01	6,000
GRANTOR:WORSWICK & BADER						
GRANTEE:G BADER						
0869/0518	11/16/1998	CT	Q	V	01	1,000
GRANTOR:CLERK OF COURT						
GRANTEE:WORSWICK & BADER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S46 FOP= S10 E46 N10 W46$ E46 N46$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 700

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	100		RSF/MM	160.00	284.00	1.00	LT		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 04/13/2017 BY DF Total Acres: 1.04 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/18/2025 BY SYS