

GLD PROPERTY LLC
169 SW DUSK GLN
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3										
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		32		HARDIE BRD 100		0100		01		1,919		111.5500		124.94		239,760		2024		2024		0		0		1.00		99.00		VALUATION BY											
Exterior Wall		00		N/A 0		1		SINGLE FAM		0%		- 2025				Heated Area: 1598				HX Base Yr										STANDARD											
Roof Structure		08		IRREGULAR 100																										Tax Group: 3											
Roof Cover		03		COMP SHNGL 100																										Tax Dist:											
Interior Wall		05		DRYWALL 100																										BUILDING MARKET VALUE											
Interior Floo		13		LAM/VNPLK 100																										TOTAL MARKET OB/XF VALUE											
Interior Floo		00		N/A 0																										TOTAL LAND VALUE - MARKET											
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE											
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction											
Bedrooms				3 100																										ASSESSED VALUE											
Bathrooms				2 100																										TOTAL EXEMPTION VALUE											
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE											
Stories		1.		1. 100																										TOTAL JUST VALUE											
Units				0 100																										NCON VALUE											
Condition Adj		03		03 100																										INCOME VALUE											
Kitchen Adjus		01		01 100																										PREVIOUS YEAR MKT VALUE											
Quality		05		05																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																										06											
NEIGHBORHOOD/LOC				15416.060																										1.00/											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,598		100		2025		1,598		197,657																															
FGR		514		55		2025		283		35,004																															
FOP		55		30		2025		16		1,979																															
FOP		72		30		2025		22		2,722																															
TOTALS		2,239						1,919		237,362																															
EXTRA FEATURES										226 SW CHERRY BLOSSOM WAY, LAKE CITY										BLD DATE				LGL DATE		04/21/2023		MLU													
										XF DATE																															
										INC DATE																															
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									
1		0166		CONC, PAVMT		0		0		0		420.00		UT		3.00		3.00		100		2025		2024		100		1,260													