COMM NW COR OF NW1/4 OF SW1/4, R
FOR POB, RUN E 102.08 FT, SE 40.
FT, W 121.37 FT, N 124.04 FT TO

GPL HOLDINGS LLC
4711 E FALCON DRIVE, STE 221
MESA, AZ 85212

2026

15-4S-17-08360-107

BUILDING CHARACTERISTICS

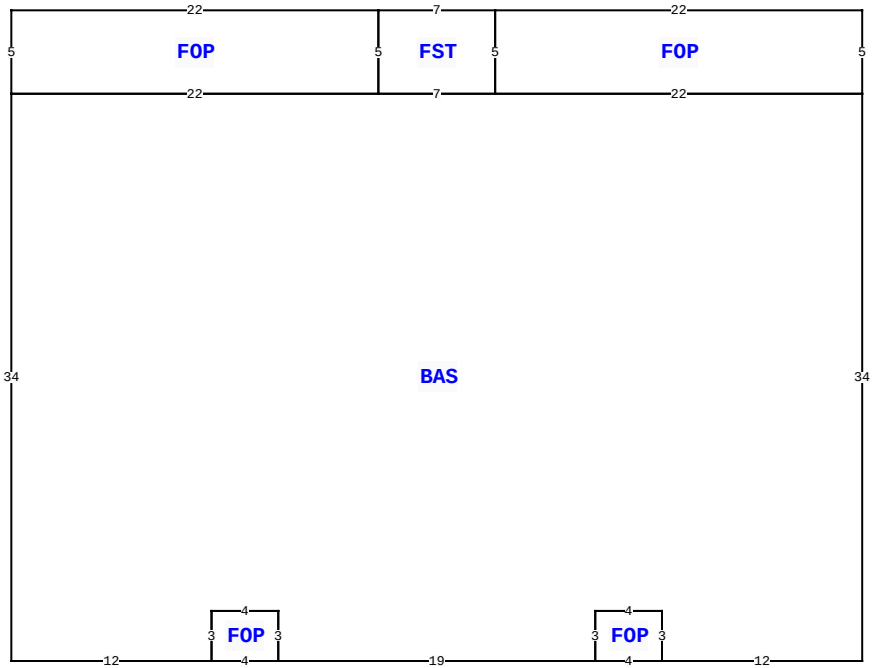
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100		1,710	84,474
FOP	12	30		4	198
FOP	12	30		4	198
FOP	110	30		33	1,630
FOP	110	30		33	1,630
FST	35	55		19	939
TOTALS	1,989			1,803	89,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,803	116.2350	98.80	178,136	1978	1978	0	0	0	50.00	50.00

1 DUPLEX 0% - 2022 Heated Area: 1710 HX Base Yr



118 SE BRACKEN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	89,068
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	109,968
SOH/AGL Deduction	0
ASSESSED VALUE	109,968
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,968
TOTAL JUST VALUE	109,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,948

BLDG:1:1: KHACHIGAN DUPLEX

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/2441	2/11/2021	WD	U	I	11	100
GRANTOR: SCHWARTZ JONATHAN L &						
GRANTEE: GPL HOLDINGS LLC						
1420/0715	9/11/2020	WD	U	I	11	100
GRANTOR: GPL HOLDINGS LLC						
GRANTEE: JONATHAN L SCHWARTZ						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N5 W22 S5 E22$ BAS= W22FST= N5 W7 S5 E7 $ W7 FOP= N5 W22 S5 E22$ W22 S34 E12 FOP= E4 N3 W4 S3$ N3 E4 S3 E19 FOP= E4 N3 W4 S3$ N3 E4 S3 E12 N34$.

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	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0800	C	MULTI-FAM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/01/2017 BY BC Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS