

RUFFO JEFFERY L
310 SW GENT GLEN
LAKE CITY, FL 32024

2026

[illegible]



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102SFRES/MOBILE HOME	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	784	100
FSP	200	40
UCP	280	20
UOP	80	25
UOP	120	25
TOTALS	1,464	970

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0800	02	970	51.3000	30.78	29,857	1981	1981	0	0	30	60.00	20.00	
2 MOBILE HME 0% - 2023 Heated Area: 784 HX Base Yr													
UOP 2022 FSP 2022 UCP 2022 BAS 2022 UOP 2022													
310 SW GENT GLN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

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
11	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2022	2021
12	0261	PRCH, UOP	0	0	0	0	1.00	UT	800.00	800.00	100	2022	2021

Q	% COND	OB/XF MKT VALUE	NOTES
		400	
		800	

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		43,075	
TOTAL MARKET OB/XF VALUE		8,700	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		106,775	
SOH/AGL Deduction		0	
ASSESSED VALUE		106,775	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		106,775	
TOTAL JUST VALUE		106,775	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		106,775	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1468/421	5/26/2022	WD	U	I	30	70,000	
GRANTOR: GERHARDT CASSIE A							
GRANTEE: RUFFO JEFFERY L							
0783/1141	12/08/1993	WD	U	I	12	8,000	
GRANTOR: BRUNO FAORO							
GRANTEE: HARRY GERHARDT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=12,9] E56 S14 W56 N14 \$									
UCP=[YR=2022;ORIG=40,-1] E28 S10 W28 N10 \$									
FSP=[YR=2022;ORIG=20,-1] E20 S10 W20 N10 \$									
UOP=[YR=2022;ORIG=12,-1] E8 S10 W8 N10 \$									
UOP=[YR=2022;ORIG=45,23] E15 S8 W15 N8 \$									