LOT 4 OAKS OF LAKE CITY PHS 1.
WD 1149-2490, QC 1399-1795, WD 1

FORTINER MICHAEL/FORTINER GLENDA
3231 SW CUSTOM MADE CIR
LAKE CITY, FL 32024

2026

18-5S-17-09280-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	03	03 100
Quality	08	08

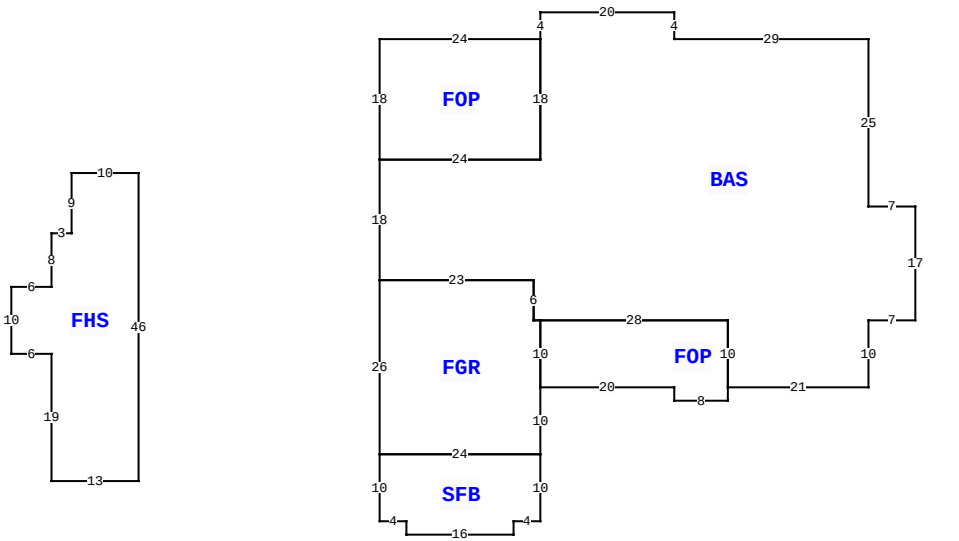
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18517.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100		2,905	517,351
FGR	618	55		340	60,550
FHS	631	60		379	67,496
FOP	296	30		89	15,850
FOP	432	30		130	23,151
SFB	272	80		218	38,823
TOTALS	5,154			4,061	723,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,061	165.6325	185.51	753,356	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2024 Heated Area: 3808 HX Base Yr 2024



3231 SW CUSTOM MADE CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		723,222
TOTAL MARKET OB/XF VALUE		6,420
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		869,642
SOH/AGL Deduction		11,422
ASSESSED VALUE		858,220
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		802,498
TOTAL JUST VALUE		869,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041305	New Residential C	342,300	05/21/2021
041305	SFR		02/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1178	5/15/2023	WD	Q	I	01	1,070,000
GRANTOR: PAPKA BRIAN						
GRANTEE: FORTINER MICHAEL						
1422/0643	10/16/2020	WD	Q	V	01	70,000
GRANTOR: CRISSA GILLETTE						
GRANTEE: BRIAN PAPKA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,10] S18 W24 S18 E23 S6 E1 E28 S10 E21 N10 E7 N17 W7 N25 W29 N4 W20 S4 $
FGR=[ORIG=26,46] S26 E24 N10 N10 W1 N6 W23 $
FOP=[ORIG=26,10] S18 E24 N18 W24 $
FOP=[ORIG=50,52] S10 E20 S2 E8 N2 N10 W28 $
SFB=[ORIG=26,72] S10 E4 S2 E16 N2 E4 N10 W24 $
FHS=[ORIG=-20,30] S9 W3 S8 W6 S10 E6 S19 E13 N46 W10 $
.

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	100	0	0	1,740.00	UT	3.00	3.00	100	2022	2021		100	5,220	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,420

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 09/29/2023 BY TP Total Acres: 5.52 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/18/2025 BY SYS