LOT 3 WINGATE ESTATES.
1063-1496, WD 1165-915, WD 1350-

REIFSCHNEIDER MARK E/REIFSCHNEIDER MARGARET ANNE M
163 SW GRANITE CIR
LAKE CITY, FL 32024

2026

21-4S-16-03081-203

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

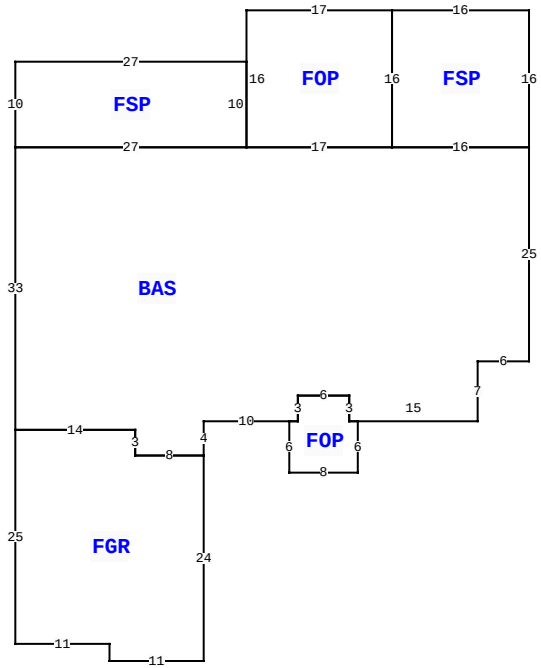
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100		1,906	249,200
FGR	548	55		301	39,354
FOP	66	30		20	2,615
FOP	272	30		82	10,721
FSP	256	40		102	13,336
FSP	270	40		108	14,121
TOTALS	3,318			2,519	329,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,519	124.1856	139.09	350,368	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1906 HX Base Yr 2020



163 SW GRANITE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		329,346
TOTAL MARKET OB/XF VALUE		13,768
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		378,114
SOH/AGL Deduction		98,696
ASSESSED VALUE		279,418
TOTAL EXEMPTION VALUE	HX HB 13	279,418
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		378,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37131	MAINT/ALTR	170	08/24/2018
36965	SFR	977	07/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/0809	7/23/2018	WD	Q	V	01	25,000
GRANTOR: BRADLEY FRANKS						
GRANTEE: MARK E & MARGARET A						
1350/0543	12/14/2017	WD	Q	V	01	45,000
GRANTOR: DAVID F & LINDA WINGA						
GRANTEE: BRADLEY FRANKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N25 FSP= N16 W16 S16 E16$ W16 FOP= N16 W17 S16 E17$ W17 FSP= N10 W27 S10 E27$ W27 S33 FGR= S25 E11 S2 E11 N24 W8 N3 W14$ E14 S3 E8 N4 E10 FOP= S6 E8 N6 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E15 N7 E6$.

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	12	107	1,284.00	UT	2.00	2.00	100	2019	2019	3	100	2,568	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 13,768

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	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.82 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS