LOT 5 WINGATE ESTATES.
1063-1496, WD 1165-915, WD 1341-

TOLAR RONNIE C/TOLAR JUNE L
207 SW GRANITE CT
LAKE CITY, FL 32024-4660

2026

21-4S-16-03081-205

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	15	HARDTILE 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
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

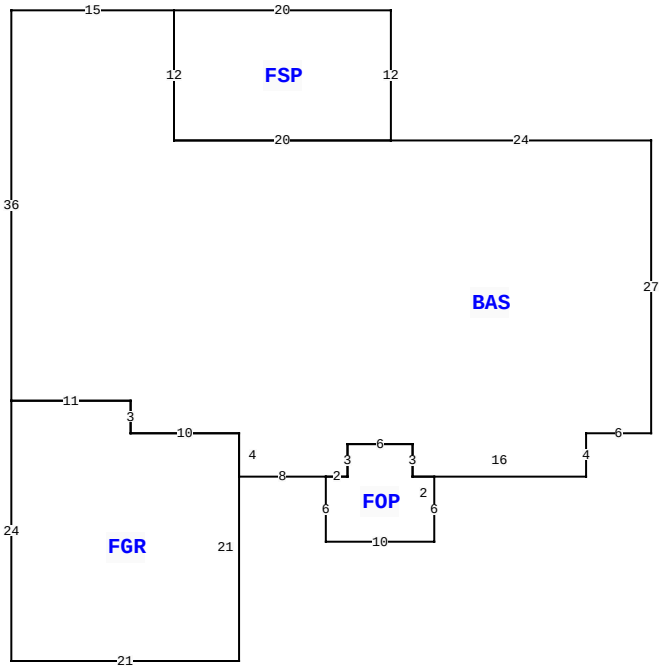
NEIGHBORHOOD/LOC 21416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100		1,850	245,515
FGR	474	55		261	34,638
FOP	78	30		23	3,052
FSP	240	40		96	12,740
TOTALS	2,642			2,230	295,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	127.4130	142.70	318,221	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1850 HX Base Yr 2019



207 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		295,946
TOTAL MARKET OB/XF VALUE		13,592
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		344,538
SOH/AGL Deduction		110,510
ASSESSED VALUE		234,028
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,306
TOTAL JUST VALUE		344,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048743	Electrical Servic	0	11/28/2023
35658	SFR	951	08/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/1822	3/24/2021	LE	U	I	14	100
GRANTOR: TOLAR RONNIE C						
GRANTEE: TOLAR JASON MICHAEL						
1341/2315	7/31/2017	WD	Q	V	01	20,000
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: RONNIE C & JUNE L T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W20 S12 E20$ W20 N12 W15 S36 FGR= S24 E21 N21 W10 N3 W11 $ E11 S3 E10 S4 E8 FOP= S6 E10 N6 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E16 N4 E6 N27$.

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	1,552.00	UT	2.25	2.25	100	2018	2018	3	100	3,492	
2	0296	SHED METAL	0	100	12	24	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 13,592

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 11/17/2025 BY SYS