

LOT 6 WINGATE ESTATES.
1063-1496, WD 1145-114, WD 1307-

SAFERITE DOUGLAS LEE JR/SAFERITE RENEE ELIZABETH
227 SW GRANITE CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-206

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,828	100
FGR	500	55
FOP	126	30
FOP	142	30
TOTALS	2,596	2,184
		263,397

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2018

Heated Area: 1828

HX Base Yr 2018

Floor plan diagram showing BAS (Basement), FGR (Front Yard), and FOP (Front Porch) areas with dimensions.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

227 SW GRANITE CT, LAKE CITY

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	Q	% COND
1	0166	CONC, PAVMT	0	100	0	0		1,533.00	UT 2.00	2.00	100	2017	2017	3
2	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	0.00	100	2019	2019	3
3	9946	Well	0	100	0	0		1.00	UT 4,000.00	4,000.00	100			3
4	0296	SHED METAL	0	100	0	0		1.00	UT 3,000.00	3,000.00	100	2025	2024	100

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
1	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					263,397				
TOTAL MARKET OB/XF VALUE					12,566				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					310,963				
SOH/AGL Deduction					108,441				
ASSESSED VALUE					202,522				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					151,800				
TOTAL JUST VALUE					310,963				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					313,826				

SALE:2:3: BUILDER, OWNS ADJOINING LOTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
34991	SFR	925	02/28/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1345/1900	10/05/2017	WD	Q	I	01
GRANTOR: BRADLEY FRANKS CONSTR					
GRANTEE: DOUGLAS LEE JR & RE					
1307/1258	1/05/2016	WD	U	V	37
GRANTOR: DAVID M WINGATE & DAV					
GRANTEE: BRADLEY FRANKS CONS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 S7 W21 S24 FGR= S25 E12 N2 E9 N22 W7 N1 W14\$ E14 S1 E7 S5 FOP= S8 E17 N9 W6 S1 W11\$ E11 N1 E6 S17 E12 N7 E4 N39 FOP= N7 W18 S7 E18\$ W18 N7\$.									