LOT 8 WINGATE ESTATES.
ORB 1063-1496, WD 1145-53, WD 13

BROADERS ANTON R
271 SW GRANITE CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-208

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

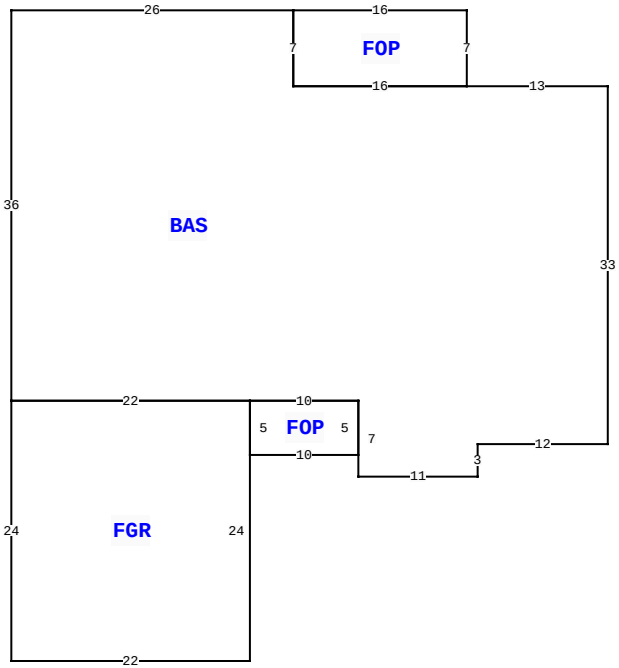
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,902	100		1,902	231,685
FGR	528	55		290	35,325
FOP	50	30		15	1,827
FOP	112	30		34	4,142
TOTALS	2,592			2,241	272,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,241	131.0394	146.76	328,889	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2019 Heated Area: 1902 HX Base Yr 2019



271 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		272,978
TOTAL MARKET OB/XF VALUE		10,086
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		318,064
SOH/AGL Deduction		92,148
ASSESSED VALUE		225,916
TOTAL EXEMPTION VALUE	HX HB 13	225,916
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		318,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0458	3/06/2018	WD	U	I	11	100
GRANTOR: SLATE DEVELOPMENT LLC						
GRANTEE: JACOB & LAUREN BROW						
1354/1001	2/27/2018	WD	Q	I	01	232,500
GRANTOR: JACOB & LAUREN BROWN						
GRANTEE: ANTON R BROADERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N7 W16 S7 E16$ W16 N7 W26 S36 FGR= S24 E22 N24 W22$ E22 FOP= S5 E10 N5 W10$ E10 S7 E11 N3 E12 N33$.

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	2,112.00	UT	3.00	3.00	100	2008	2008	3	100	6,336	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,300	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	450	

LAND DESCRIPTION

TOTAL OB/XF 10,086

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