LOT 12 WINGATE ESTATES.
1064-001, WD 1233-691, WD 1336-2

DENNIS NATHAN A/DENNIS PAMELA M
320 SW GRANITE CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-212

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	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	07	07

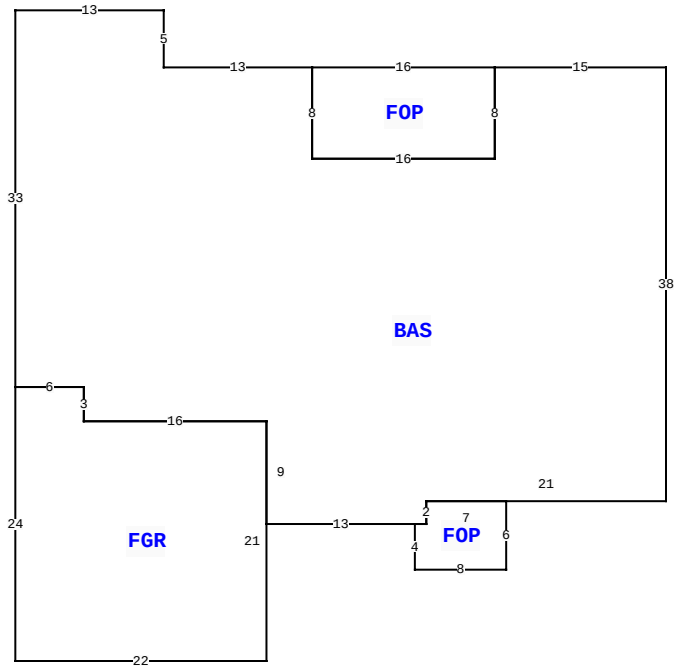
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 21416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100		1,959	246,642
FGR	480	55		264	33,238
FOP	46	30		14	1,763
FOP	128	30		38	4,784
TOTALS	2,613			2,275	286,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,275	122.1858	136.85	311,334	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1959 HX Base Yr 2018



320 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		286,427
TOTAL MARKET OB/XF VALUE		29,464
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		350,891
SOH/AGL Deduction		118,601
ASSESSED VALUE		232,290
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,568
TOTAL JUST VALUE		350,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35434	SFR	900	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1349/2705	12/15/2017	WD	Q	I	01	234,900
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: NATHAN A & PAMELA M						
1336/2244	5/08/2017	WD	Q	V	01	14,500
GRANTOR: JAMES A & DONNA C SAN						
GRANTEE: MF BUTLER HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W16 S8 E16 N8$ S8 W16 N8 W13 N5 W13 S33 FGR= S24 E22 N21 W16 N3 W6$ E6 S3 E16 S9 E13 FOP= S4 E8 N6 W7 S2 W1$ E1 N2 E21 N38$.

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	1,482.00	UT	2.00	2.00	100	2017	2017	3	100	2,964	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
3	0030	BARN,MT	0	100	0	0	1.00	UT	24,000.00	24,000.00	100	2025	2024		100	24,000	

LAND DESCRIPTION

TOTAL OB/XF 29,464

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 JB Total Acres: 0.83 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS