LOT 14 WINGATE ESTATES.
1064-001 & WD 1253-2116, WD 1307

WARD KAYBRI
304 SW GRANITE CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-214

BUILDING CHARACTERISTICS

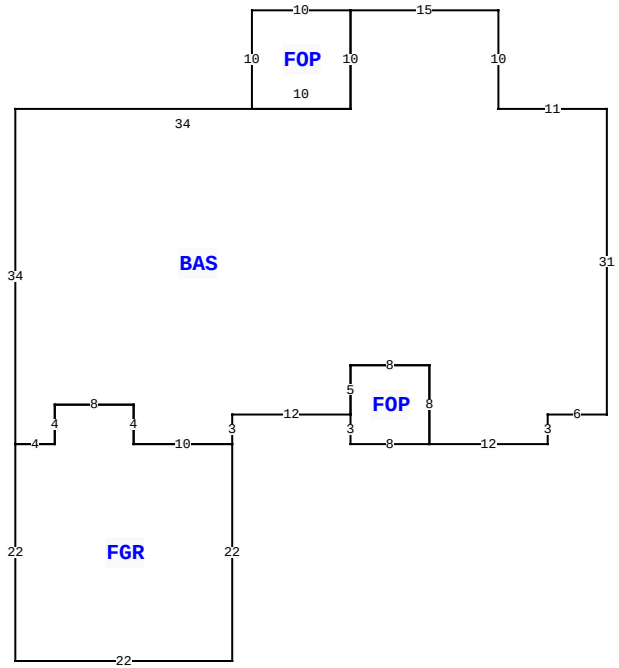
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,040	100		2,040	250,577
FGR	516	55		284	34,884
FOP	64	30		19	2,334
FOP	100	30		30	3,685
TOTALS	2,720			2,373	291,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	120.5204	134.98	320,308	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2022 Heated Area: 2040 HX Base Yr 2018



304 SW GRANITE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		291,480
TOTAL MARKET OB/XF VALUE		6,744
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		333,224
SOH/AGL Deduction		35,812
ASSESSED VALUE		297,412
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,690
TOTAL JUST VALUE		333,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33872	SFR	718	03/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1848	1/08/2021	WD	U	I	11	0
GRANTOR: WARD KAYBRI						
GRANTEE: WARD KAYBRI						
1329/0107	1/11/2017	WD	Q	I	01	233,200
GRANTOR: GATEWAY DEVELOPMENT L						
GRANTEE: KAYBRI WARD & JOSHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N10 W15 FOP= W10 S10 E10 N10$ S10 W34 S34 FGR= S22 E22 N22 W10 N4 W8 S4 W4$ E4 N4 E8 S4 E10 N3 E12 FOP= S3 E8 N8 W8 S5$ N5 E8 S8 E12 N3 E6 N31$.

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	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1,872.00	UT	2.00	2.00	100	2016	2016	3	100	3,744	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,744

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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