

LOT 8 BLOCK E SUWANNEE VALLEY ES
782-1885, 890-2031, WD 1329-80,

GARDNER KEVIN
188 NW AUSTIN WAY
LAKE CITY, FL 32055

2026

22-2S-16-01720-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100		1,014	126,457
FCP	280	25		70	8,729
FST	84	55		46	5,737

TOTALS	1,378			1,130	140,924
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-	1100.00	120.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,130	125.4600	140.52	158,788	1986	2016	0	0	0	11.25	88.75

1 SINGLE FAM 0% - 2025

Heated Area: 1014

HX Base Yr

BAS

FST

FCP

188 NW AUSTIN WAY, LAKE CITY

TOTAL OB/XF									
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1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
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1	0100	C	SFR	0		RSF-	1100.00	120.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		140,924	
TOTAL MARKET OB/XF VALUE		2,200	
TOTAL LAND VALUE - MARKET		10,500	
TOTAL MARKET VALUE		153,624	
SOH/AGL Deduction		0	
ASSESSED VALUE		153,624	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		153,624	
TOTAL JUST VALUE		153,624	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		155,609	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047480	Roof Replacement	7,700	06/15/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1513/2164	4/30/2024	WD	Q	I	01	192,000	
GRANTOR: MARKHAM SAMUEL W							
GRANTEE: GARDNER KEVIN							
1343/0062	8/21/2017	WD	Q	I	01	89,100	
GRANTOR: LORI LYNN BLEVINS							
GRANTEE: SAMUEL W & ALEXIS T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W39 S26 E39 FCP= E14 N20 W14 S20\$ N20 FST= E14 N6 W14 S6\$ N6\$.									