

LOT 10 BLOCK A FOREST COUNTRY 2N
671-566, DC 945-702, 945-703, 95

WILLIAMS GREGORY A/WILLIAMS JOAN D
188 SW SHORT LEAF DR
LAKE CITY, FL 32024

2025

22-4S-16-03087-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

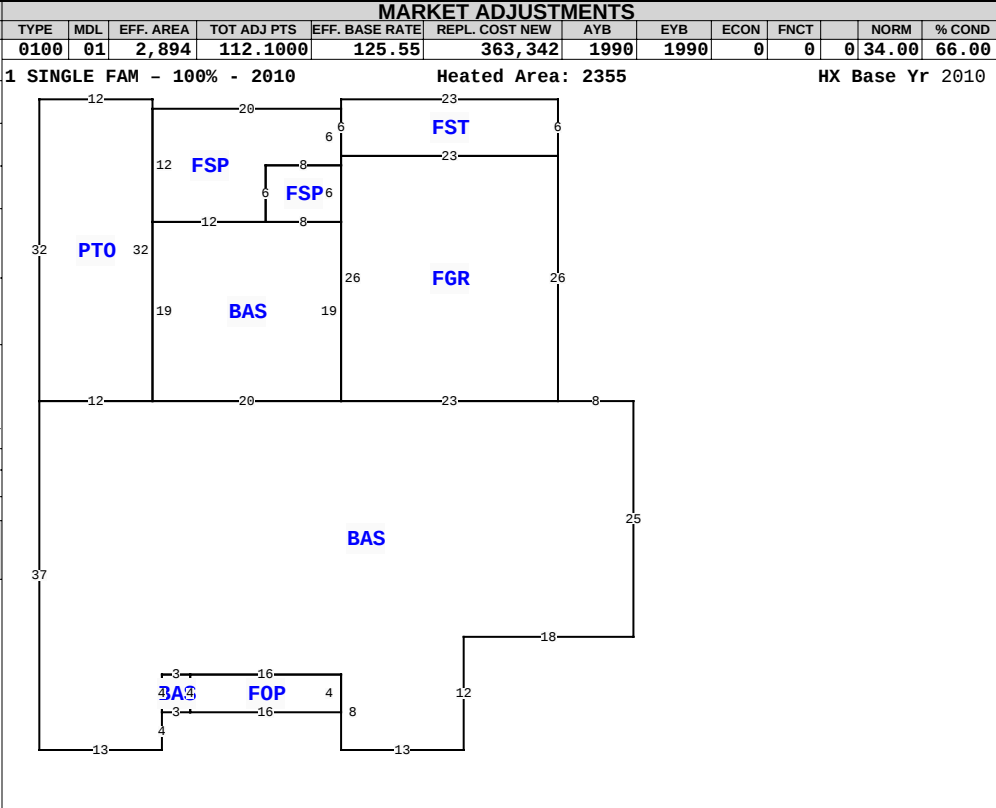
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12	100		12	995
BAS	380	100		380	31,488
BAS	1,963	100		1,963	162,660
FGR	598	55		329	27,262
FOP	64	30		19	1,574
FSP	48	40		19	1,574
FSP	192	40		77	6,380
FST	138	55		76	6,298
PTO	384	5		19	1,574

TOTALS	3,779			2,894	239,806
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	25	42	1,050.00	UT	1.00
3	0166	CONC, PAVMT	0	100	19	95	1,805.00	UT	1.00
4	0297	SHED CONCR	0	100	11	11	121.00	UT	10.00



188 SW SHORT LEAF DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	25	42	1,050.00	UT	1.00	1.00	100	0	0	3	100	1,050	
3	0166	CONC, PAVMT	0	100	19	95	1,805.00	UT	1.00	1.00	100	0	0	3	100	1,805	
4	0297	SHED CONCR	0	100	11	11	121.00	UT	10.00	10.00	75	1993	1993	3	75	908	

LAND DESCRIPTION										TOTAL OB/XF										5,763	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	0100	C	SFR	100		RSF-1	0.00	152.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00					
REVIEW DATE		04/04/2025		BY	KS		Total Acres: 0.54		Total Land Value: 35,000				Market: 0		Agricultural: 0						

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 3										Tax Dist:			
BUILDING MARKET VALUE										239,806			
TOTAL MARKET OB/XF VALUE										5,763			
TOTAL LAND VALUE - MARKET										35,000			
TOTAL MARKET VALUE										280,569			
SOH/AGL Deduction										109,683			
ASSESSED VALUE										170,886			
TOTAL EXEMPTION VALUE										50,722			
BASE TAXABLE VALUE										120,164			
TOTAL JUST VALUE										280,569			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										263,981			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1538/86	4/17/2025	WD	U	V	11	100	
GRANTOR: WILLIAMS GREGORY A							
GRANTEE: WILLIAM GREGORY A							
1260/0004	8/16/2013	QC	U	I	11	100	
GRANTOR: GREGORY A & TELINA MA							
GRANTEE: GREGORY A WILLIAMS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W8 FGR= N26 FST= N6 W23 S6 E23\$ W23 S26 E23\$ W23 BAS= N19 FSP= N6 W8 S6 E8\$ W8 FSP= N6 E8 N6 W20 S12 E12\$ W12 S19 E20\$ W20 PTO= N32 W12 S32 E12\$ W12 S37 E13 N4 BAS= E3 N4 W3 S4\$N4 E3 FOP= S4 E16 N4 W16\$ E16 S8 E13 N12 E18 N25\$.									