

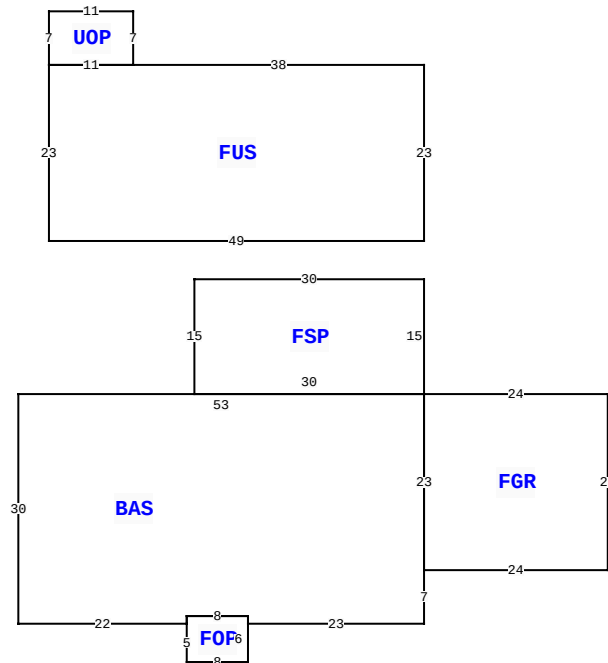
LOT 3 LAKE JEFFERY PHASE 1.
667-610, 911-1504, 946-2458, WD

GUNTEK STAZ ANTHONY II/GUNTEK SARAH ELIZABETH
183 NW AUBURN PL
LAKE CITY, FL 32055

2026

23-3S-16-02272-004

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,582	100
FGR	552	55
FOP	48	30
FSP	450	40
FUS	1,127	100
UOP	77	20
TOTALS	3,836	3,222 349,232

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,222	129.0366	144.52	465,643	1985	2000	0	0	25.00	75.00	
1 SINGLE FAM 100% - 2025 Heated Area: 2709 HX Base Yr 2025												
												
183 NW AUBURN PL, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				349,232		
TOTAL MARKET OB/XF VALUE				26,060		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				410,292		
SOH/AGL Deduction				34,997		
ASSESSED VALUE				375,295		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				324,573		
TOTAL JUST VALUE				410,292		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				414,949		

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
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0
3	0294	SHED WOOD/	0 100	6	8	48.00	UT	7.50	7.50	100	1993	1993
4	0130	CLFENCE 5	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018
5	0030	BARN, MT	0 100	24	48	1.00	UT	17,200.00	17,200.00	100	2023	2022

LAND DESCRIPTION										TOTAL OB/XF										26,060									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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		RSF	2170.00	340.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000												