LOT 6 BLOCK B WISE ESTATES S/D.
ORB 1042-2694. WD 1067-1863,

SWANSON CYNTHIA SWAIN
288 SW GARDNER TER
LAKE CITY, FL 32024

2026

24-4S-16-03113-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

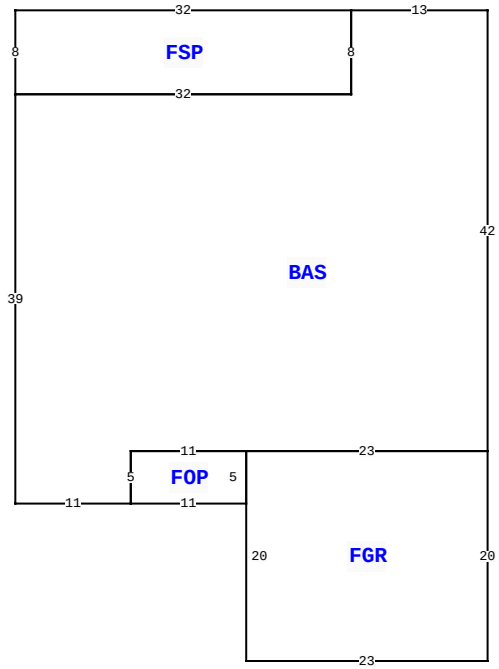
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100		1,689	174,344
FGR	460	55		253	26,116
FOP	55	30		16	1,651
FSP	256	40		102	10,529
TOTALS	2,460			2,060	212,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,060	115.9290	129.84	267,470	2005	2005	0	0	0	20.50	79.50

1 SINGLE FAM 100% - 2016 Heated Area: 1689 HX Base Yr 2016



288 SW GARDNER TER, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		212,639
TOTAL MARKET OB/XF VALUE		5,118
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		252,757
SOH/AGL Deduction		92,571
ASSESSED VALUE		160,186
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		104,464
TOTAL JUST VALUE		252,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23198	SFR	524	05/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/1433	2/16/2015	WD	U	I	12	127,400
GRANTOR: CALEB & KRISTIN LINTO						
GRANTEE: CYNTHIA SWAIN SWANS						
1248/0713	1/21/2013	WD	U	I	37	150,000
GRANTOR: CYNTHIA S CARTER						
GRANTEE: CALEB & KRISTIN LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= W32 S8 E32 N8$ S8 W32 S39 E11 FOP= E11 N5 W11 S5$ N5 E11 FGR= S20 E23 N20 W23$ E23 N42$.

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	1,069.00	UT	2.50	2.50	100	2005	2005	3	100	2,673	
2	0169	FENCE/WOOD	0	100	0	0	163.00	UT	15.00	15.00	100	2009	2009	3	100	2,445	

LAND DESCRIPTION

TOTAL OB/XF 5,118

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY JB Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS