LOT 9 OAK RIDGE ESTATES UNIT 3
781-125, 783-1738, 821-182, WD
1232-641, LE 1387-1811,

CHANDLER AUGUSTUS F
406 SW GERTRUDIS DR
LAKE CITY, FL 32024

2026

25-4S-16-03155-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

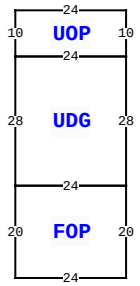
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25416.030	1.00/

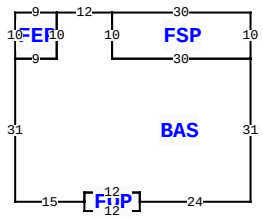
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100		1,677	146,546
FEP	90	80		72	6,292
FOP	48	30		14	1,223
FOP	480	30		144	12,583
FSP	300	40		120	10,486
UDG	672	55		370	32,333
UOP	240	20		48	4,194
TOTALS	3,507			2,445	213,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,445	120.0375	134.44	328,706	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1677 HX Base Yr 1997





406 SW GERTRUDIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		213,659
TOTAL MARKET OB/XF VALUE		5,310
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		278,969
SOH/AGL Deduction		145,607
ASSESSED VALUE		133,362
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		32,640
TOTAL JUST VALUE		278,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,969

SALE:3:1: $.70 STAMPS
SALE:2:1: LOT 9 OAK RIDGE ESTATES UNIT III
SALE:1:1: LOT 9 OAK RIDGE UNIT 3
LAND:1:1: 4.04 ACS..

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1387/1811	6/27/2019	LE	U	I	14	100
GRANTOR: AUGUSTUS F CHANDLER (						
GRANTEE: H CHANDLER, E BADGE						
1232/0641	2/08/2012	WD	U	I	11	100
GRANTOR: LINDA G CHANDLER						
GRANTEE: AGUSTUS F CHANDLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= W9 S10 E9 N10$S10 W9 S31 E15 FOP= S2 E12 N4W12 S2$ N2 E12 S2 E24 N31 W30 N10$ FSP= S10 E30 N10 W30$ PTR= N40 FOP= N20 UDG= N28 UOP= N10 W24 S10 E24$ W24 S28 E24$ W24 S20 E24$ S40$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0169	FENCE/WOOD	0	100	0	0	1,256.00	UT	7.50	7.50	50	1993	1993	3	50	4,710	

LAND DESCRIPTION

TOTAL OB/XF 5,310

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/10/2019 BY BC Total Acres: 4.22 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 10/03/2025 BY SYS