

WITT GARY D
2000 SE COUNTY ROAD 349
LAKE CITY, FL 32025

25-5S-17-09386-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 2										3																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY																											
Exterior Wall		15		CONC BLOCK 100		0100		01		963		59.4048		66.53		64,068		1950		1950		0		0		50		35.00		20.00		VALUATION BY					STANDARD																						
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		0% - 0		Heated Area: 864										HX Base Yr																																					
Roof Cover		03		COMP SHNGL 100																												Tax Group: 3					Tax Dist:																						
Interior Wall		04		PLYWOOD 80																												BUILDING MARKET VALUE					15,510																						
Interior Wall		05		DRYWALL 20																												TOTAL MARKET OB/XF VALUE					27,140																						
Interior Floo		05		ASPH TILE 100																												TOTAL LAND VALUE - MARKET					490,500																						
Air Condition				N/A 100																												TOTAL MARKET VALUE					76,728																						
Heating Type		02		CONVECTION 100																												SOH/AGL Deduction					0																						
Bedrooms				2 100																												ASSESSED VALUE					76,728																						
Bathrooms				1 100																												TOTAL EXEMPTION VALUE					0																						
Frame		01		NONE 100																												BASE TAXABLE VALUE					76,728																						
Stories		1.		1. 100																												TOTAL JUST VALUE					533,150																						
Architectual		05		CONV 100																												NCON VALUE					0																						
Units				0 100																												INCOME VALUE																											
Condition Adj		01		01 100																												PREVIOUS YEAR MKT VALUE					533,150																						
Kitchen Adjus		01		01 100																																																							
Quality		01		01																																																							
DOR CODE		5000		IMPROVED AG																																																							
MAP NUM				MKT AREA																																																							
NEIGHBORHOOD/LOC		25517.00		1.00/																																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																	
BAS		864		100				864		11,496																																																	
FOP		80		30				24		319																																																	
UCP		216		20				43		572																																																	
UST		72		45				32		426																																																	
TOTALS		1,232						963		12,814																																																	
EXTRA FEATURES										1938 SE COUNTY ROAD 349 , LAKE CITY										BLD DATE										LGL DATE										04/10/2025										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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30																																											
2	0020	BARN, FR	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800																																											
3	0030	BARN, MT	0	0	30	49	1,470.00	UT	4.25	4.25	100	0	0	3	100	6,248																																											
4	0030	BARN, MT	0	0	30	49	1,470.00	UT	7.23	7.23	100	0	0	3	100	10,621																																											
5	0166	CONC, PAVMT	0	0	32	42	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,350																																											
6	0214	GRN HOUSE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000																																											
7	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																																											
8	0166	CONC, PAVMT	0	0	30	49	1,536.00	UT	0.45	0.45	100	1993	1993	3	100	691																																											
9	0214	GRN HOUSE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800																																											
10	0214	GRN HOUSE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800																																											
LAND DESCRIPTION										TOTAL OB/XF										26,340																																							
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	T	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		0			A-1	0.00	0.00	1.00	AC			1.00	1.00	1.00	4,500.00	4,500.00	4,500																																							
2	5800	A	TIMBER 5		0			00	0.00	0.00	28.50	AC			1.00	1.00	1.00	141.00	141.00	4,018																																							
3	5500	A	TIMBER 2		0			00	0.00	0.00	20.00	AC			1.00	1.00	1.00	445.00	445.00	8,900																																							
4	6200	A	PASTURE 3		0			00	0.00	0.00	59.50	AC			1.00	1.00	1.00	280.00	280.00	16,660																																							
5	9910	M	MKT. VAL. AG		0			00	0.00	0.00	108.00	AC			1.00	1.00	1.00	4,500.00	4,500.00	486,000																																							
REVIEW DATE	03/05/2019	BY	DF	Total Acres: 109.00	Total Land Value: 34,078	Market: 486,000	Agricultural: 29,578	Common: 4,500	PRINTED 11/18/2025 BY SYS																																																		

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