COMM AT SE COR OF SEC, RUN W 74.
OF RELOCATED CR-252, RUN N ALONG
205 FT FOR POB, CONT N ALONG R/W

GSMS DEVELOPERS INC
147 SW SUMMERS LN
LAKE CITY, FL 32025

2026

33-3S-16-02439-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	103,125
TOTAL LAND VALUE - MARKET	9,666
TOTAL MARKET VALUE	112,791
SOH/AGL Deduction	0
ASSESSED VALUE	112,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,791
TOTAL JUST VALUE	112,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/1037	9/11/2020	WD	U	I	30	100
GRANTOR: GARY SORENSEN						
GRANTEE: GSMS DEVELOPERS INC						
1321/0753	8/30/2016	WD	U	I	12	931,900
GRANTOR: GREATER SOUTHEASTERN						
GRANTEE: GARY SORENSEN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0260	PAVEMENT-A	0	0	0	0	34,375.00	UT	3.00	3.00	100	0	0	3	100	103,125	

LAND DESCRIPTION

TOTAL OB/XF 103,125

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	5.37	AC		1.00	1.00	0.20	9,000.00	1,800.00	9,666							

REVIEW DATE 06/20/2023 BY KS Total Acres: 5.37 Total Land Value: 9,666 Market: 0 Agricultural: 0 Common: 9,666 PRINTED 11/18/2025 BY SYS