LOTS 5 & 6 IN N1/2 OF BLK 9 DORT
(NKA IDEAL PARK S/D).

GILLYARD KATRINA
931 NE CATAWBA AVE
LAKE CITY, FL 32055

2026

33-3S-17-06370-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

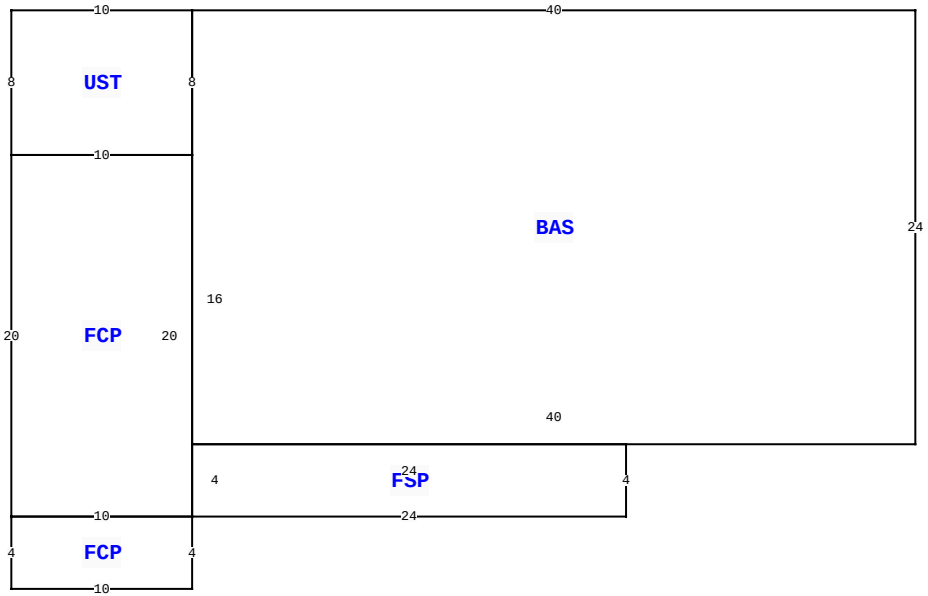
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	69,849
FCP	40	25		10	728
FCP	200	25		50	3,638
FSP	96	40		38	2,765
UST	80	45		36	2,619
TOTALS	1,376			1,094	79,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,094	118.1160	132.29	144,725	1967	1967	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2021 Heated Area: 960 HX Base Yr



247 NE JACKSONVILLE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	79,599
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	9,927
TOTAL MARKET VALUE	90,426
SOH/AGL Deduction	0
ASSESSED VALUE	90,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,426
TOTAL JUST VALUE	90,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,426

SALE:2:1: LOTS 5 & 6 OF N1/2 BLOCK 9 DORTCHES SURV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/2182	9/15/2020	QC	Q	I	01	100
GRANTOR: DONALD GILLYARD						
GRANTEE: KATRINA GILLYARD						
1394/0068	9/09/2019	WD	Q	I	01	79,900
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: DONALD GILLYARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UST= W10 S8 E10 N8$S8 FCP= W10 S20 FCP= S4 E10 N4 W10$ E10 N20$ S16 FSP= S4 E24 N4 W24$ E40N24$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 900

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	0			0.00	0.00	19,854.00	SF		1.00	1.00	1.00	0.50	0.50	9,927							

REVIEW DATE 01/11/2017 BY DF Total Acres: 0.46 Total Land Value: 9,927 Market: 0 Agricultural: 0 Common: 9,927 PRINTED 11/18/2025 BY SYS