

LOT 10 BLOCK 2 GOLF MANOR S/D.
443-553, 722-347, DC 1075-433, P

GEATHERS DAVID/GEATHERS TIFFANY F
P O BOX 451
LAKE CITY, FL 32056-0451

2026

33-3S-17-06771-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	14	CARPET 40
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	0100SINGLE FAMILY	
MAP NUM		MKT AREA 07

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,449	125.7360	140.82	204,048	1960	2010	0	0	0	15.38	84.62
1 SINGLE FAM		100% - 2022		Heated Area: 1392					HX Base Yr 2022			
The floor plan diagram shows a layout with three main areas: UCP (Upper Central Port), BAS (Basement), and UOP (Upper Outer Port). The UCP area is a rectangle with dimensions 19 by 12. The BAS area is a large central space with dimensions 15 by 24. The UOP area is a smaller rectangle with dimensions 14 by 4. The diagram includes various connecting lines and dimensions: a 19-unit horizontal line at the top, a 12-unit vertical line on the left, a 12-unit vertical line on the right, a 15-unit horizontal line in the middle, a 24-unit vertical line on the left, a 14-unit horizontal line at the bottom, a 4-unit vertical line on the right, a 21-unit horizontal line on the right, a 25-unit horizontal line at the bottom right, and a 20-unit vertical line on the far right.												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	165,873
UCP	228	20		46	5,482
UOP	56	20		11	1,311
TOTALS	1,676			1,449	172,665

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1993	3	100	300	
2012	3	100	200	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	0100	C	SFR	100		RSF-2	80.00	125.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		172,665	
TOTAL MARKET OB/XF VALUE		500	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		191,665	
SOH/AGL Deduction		23,383	
ASSESSED VALUE		168,282	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		112,560	
TOTAL JUST VALUE		191,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,767	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048618	Remodel	12,250	11/09/2023
000043896	Roof Replacement	7,000	03/10/2022
029167	MAINT/ALTR	40	02/04/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1391	7/09/2021	WD	Q	I	01	161,000
GRANTOR: TURKEY CREEK PHASE 1						
GRANTEE: GEATHERS DAVID						
1425/448	11/30/2020	WD	U	I	37	65,000
GRANTOR: CHANA KURT						
GRANTEE: TURKEY CREEK PHASE						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W21 N12 W19 UCP= W19 S12 E19 N12\$ S12 W15 S24 E12 UOP= E14 N4 W14 S4\$ N4 E14 S4 E4 N4E25 N20\$.												