COMM SW COR LOT 19 BLOCK A
GATORWOOD S/D, RUN S ALONG E
R/W LINE OF LAKE CITY AVE 150

DAUGHTRY O P III
1140 SW BASCOM NORRIS DR, STE 107
LAKE CITY, FL 32025-1329

2026

34-3S-16-02463-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

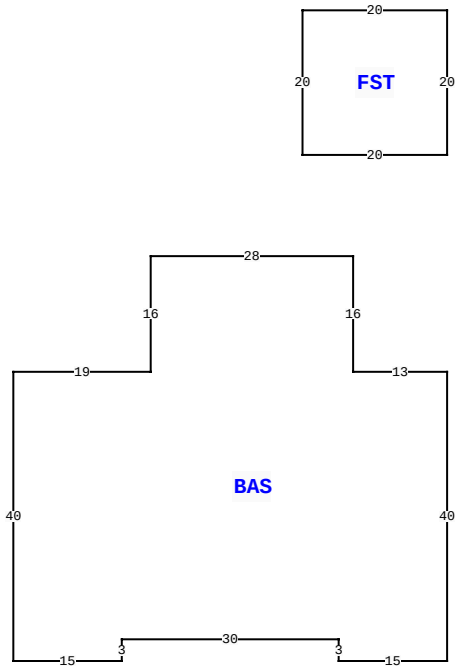
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,758	100		2,758	93,745
FST	400	50		200	6,798
TOTALS	3,158			2,958	100,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,958	91.8642	67.98	201,085	1990	1990	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 2758 HX Base Yr



305 NW CHRISTIAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	100,542
TOTAL MARKET OB/XF VALUE	12,291
TOTAL LAND VALUE - MARKET	37,450
TOTAL MARKET VALUE	150,283
SOH/AGL Deduction	0
ASSESSED VALUE	150,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,283
TOTAL JUST VALUE	150,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,283

LAND:1:1: 1.07 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01385	M H	200	08/20/2009
488	ADDN COMM	135	07/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0958/0148	6/27/2002	WD	Q	I	03	200,000
GRANTOR: WOODMAN PARK BUILDERS						
GRANTEE: O P DAUGHTRY						
0937/0998	10/12/2001	WD	Q	I		200,000
GRANTOR: DAUGHTRY						
GRANTEE: WOODMAN PARK BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N16 W28 S16 W19 S40 E15 N3 E30 S3 E15 N40$ PTR= N30
FST= N20 W20 S20 E20$ S30$.

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	0120	CLFENCE 4	0	0	0	0	136.00	UT	2.50	2.50	100	1993	1993	3	100	340	
2	0140	CLFENCE 6	0	0	0	0	745.00	UT	3.80	3.80	100	1993	1993	3	100	2,831	
3	0166	CONC,PAVMT	0	0	0	0	2,455.00	UT	1.50	1.50	90	1993	1993	3	90	3,314	
4	0260	PAVEMENT-A	0	0	0	0	7,168.00	UT	0.90	0.90	90	1993	1993	3	90	5,806	

LAND DESCRIPTION

TOTAL OB/XF 12,291

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	1700	C	1STORY OFF	0		*CG	175.00	250.00	1.07	AC		1.00	1.00	0.70	50,000.00	35,000.00	37,450							

REVIEW DATE 05/31/2023 BY KS Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 11/17/2025 BY SYS