

LOTS 32 & 33 FLORIDA'S GATEWAY
CENTER NORTH S/D.
713-773, 715-784, 835-1803,

SKTE APARTMENTS LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

34-3S-16-02463-132



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0300MULTI-FAM 10+	
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	852	100		852	41,823
BAS	852	100		852	41,823
FGR	252	55		139	6,823
FGR	252	55		139	6,823
FOP	36	30		11	540
FOP	36	30		11	540
PTO	80	5		4	196
PTO	80	5		4	196

TOTALS	2,440			2,012	98,764
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0300	C	MULTI-FAM	0		RMF-21	220.00	220.00	1.00	LT	1.00
2	0300	C	MULTI-FAM	0		RMF-21	111.00	220.00	1.00	LT	1.00

MARKET ADJUSTMENTS

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

2700 03 2,012 105.0000 89.25 179,571 1990 1995 0 0 0 45.00 55.00

1 DUPLEX 0% - 0 Heated Area: 1704 HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

3723 NW ARCHER ST, LAKE CITY

7,550 - RM ARCHER 017 - EARLY 017				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
1.00	UT	0.00	0.00	100	2017	2017	3	100	750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 610,679

TOTAL MARKET OB/XF VALUE 7,550

TOTAL LAND VALUE - MARKET 70,000

TOTAL MARKET VALUE 688,229

SOH/AGL Deduction 0

ASSESSED VALUE 688,229

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 688,229

TOTAL JUST VALUE 688,229

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 698,276

BLDG:5:1: ASSESSED TP 0800 WRONG CODE

LAND:1:1: 0.60 AC. (LOT 32)

PERMIT NUM DESCRIPTION AMT ISSUED

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1350/1915 12/28/2017 WD U I 11 100

GRANTOR:STEPHEN N KIRALY & JO

GRANTEE:SKTE APARTMENTS LLC

1302/2422 10/21/2015 WD U I 11 100

GRANTOR:THOMAS H EAGLE

GRANTEE:STEPHEN N KIRALY

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W16 PTO= N8 W10 S8 E10\$W22S9 BAS= N9 W12 PTO= N8 W10 S8 E10\$ W26 S30 E14 FOP= N3 E12 S3 W12\$ N3 E12 FGR= S3E12 N21 W12 S18\$ N18 E12\$ FGR= S21 E12 N21 W12\$ E12 S18E12 S3 FOP= N3 W12 S3 E12\$ E14 N30\$.											

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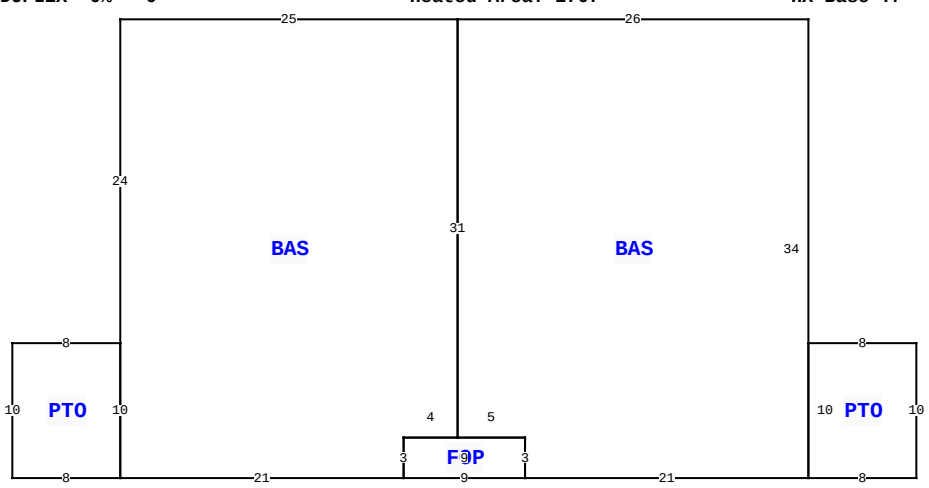
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 5 of 6	1								
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												STANDARD										
Exterior Wall	16	WD FR STUC	100	2700	03	1,723	106.0500	90.14	155,311	1990	1990	0	0	0	50.00	50.00	VALUATION BY												TAX DIST:										
Roof Structur	03	GABLE/HIP	100	5 DUPLEX 0% - 0										Heated Area: 1707												HX Base Yr												610,679	
Roof Cover	12	MODULAR MT	100											610,679																7,550									
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE												70,000													
Interior Floo	14	CARPET	100											TOTAL LAND VALUE - MARKET												688,229													
Air Condition	03	CENTRAL	100											TOTAL MARKET VALUE												0													
Heating Type	04	AIR DUCTED	100											SOH/AGL Deduction												688,229													
Bedrooms		2	100											ASSESSED VALUE												0													
Bathrooms		1.5	100											TOTAL EXEMPTION VALUE												688,229													
Frame		N/A	100											BASE TAXABLE VALUE												688,229													
Story Height		8	100											TOTAL JUST VALUE												0													
RMS		0	100																																				

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