LOT 39 FLORIDA'S GATEWAY CENTER
728-96, 854-1270, 949-2728, WD 1

STLWFAR FOUNDATION CORPORATION
709 SW SHERLOCK TER
LAKE CITY, FL 32024

2026

34-3S-16-02463-139

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

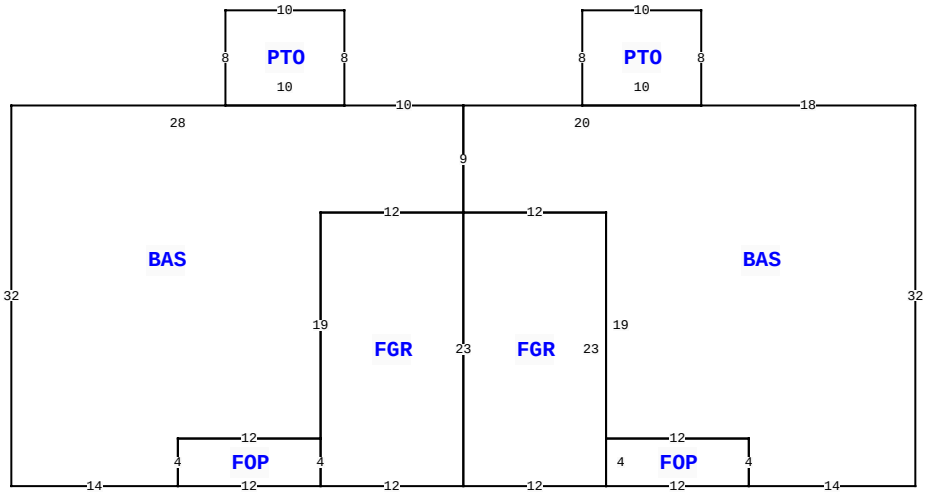
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
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	0800	MULTI-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	892	100		892	42,979
BAS	892	100		892	42,979
FGR	276	55		152	7,324
FGR	276	55		152	7,324
FOP	48	30		14	675
FOP	48	30		14	675
PTO	80	5		4	193
PTO	80	5		4	193
TOTALS	2,592			2,124	102,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,124	112.2450	95.41	202,651	1992	1992	0	0	0	49.50	50.50

1 DUPLEX 0% - 2025 Heated Area: 1784 HX Base Yr



VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	204,678
TOTAL MARKET OB/XF VALUE	5,390
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	245,068
SOH/AGL Deduction	0
ASSESSED VALUE	245,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,068
TOTAL JUST VALUE	245,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
443	MAINT/ALTR	50	10/14/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/1585	3/18/2024	WD	U	I	11	100
GRANTOR: STLWFAR LLC						
GRANTEE: STLWFAR FOUNDATION						
1403/2645	1/22/2020	WD	U	I	11	100
GRANTOR: PAUL MAX & JOSEPHINA						
GRANTEE: STLWFAR LLC						

3706 NW HUNTSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	12	80	960.00	UT	1.40	1.40	100	0	0	3	100	1,344	
2	0166	CONC,PAVMT	0	0	20	80	1,600.00	UT	1.40	1.40	100	0	0	3	100	2,240	
3	0166	CONC,PAVMT	0	0	6	215	1,290.00	UT	1.40	1.40	100	0	0	3	100	1,806	

BUILDING DIMENSIONS

BAS= W10 PTO= N8 W10 S8 E10$W28 S32 E14 FOP= E12 N4 W12 S4$ N4 E12 FGR= S4 E12 N23 W12 S19$ N19 E12 N9$ BAS= S9 FGR= S23 E12 N23 W12$ E12 S19FOP= S4 E12 N4 W12$ E12 S4 E14 N32 W18 PTO= N8 W10 S8 E10$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 5,390

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	0800	C	MULTI-FAM	0		RMF-	2111.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS

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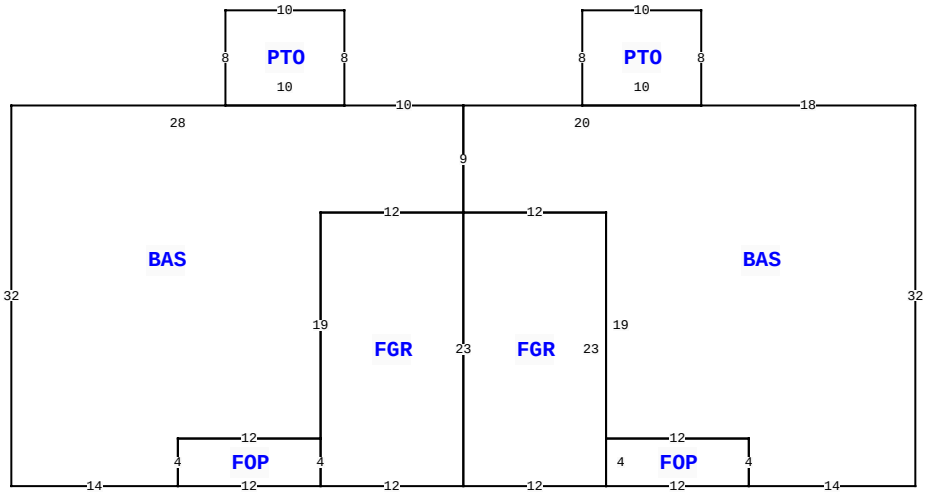

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LAND DESCRIPTION

TOTAL OB/XF 0

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