

LOT 40 FLORIDA'S GATEWAY
CENTER NORTH S/D.
728-096,872-2266,WD 1242-2106,

MAGNOLIA APARTMENTS LLC
P O BOX 3009
LAKE CITY, FL 32056-3009

2026

34-3S-16-02463-140



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	2 100
Bathrooms	1 100
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	0800MULTI-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	840	100		840	42,841
BAS	840	100		840	42,841
FGR	252	55		139	7,089
FGR	252	55		139	7,089
FOP	48	30		14	714
FOP	48	30		14	714
PTO	80	5		4	204
PTO	80	5		4	204

TOTALS 2,440 1,994 101,697

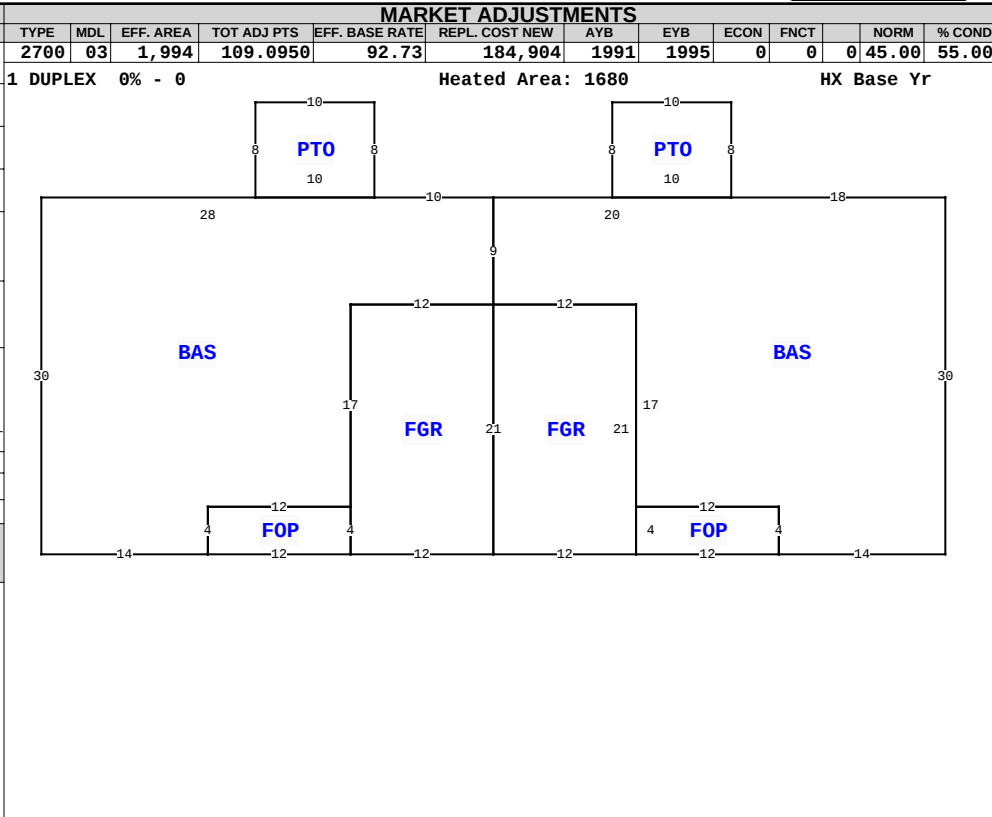
EXTRA FEATURES

L N	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	2,400.00	UT	1.40	1.40	100	0	0	3	100	3,360	
2	0166	CONC, PAVMT	0	0	6	210	1,260.00	UT	1.40	1.40	100	0	0	3	100	1,764	
3	0166	CONC, PAVMT	0	0	20	40	800.00	UT	1.40	1.40	100	0	0	3	100	1,120	
4	0166	CONC, PAVMT	0	0	23	16	368.00	UT	1.40	1.40	100	0	0	3	100	515	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



3720 NW HUNTSBORO ST, LAKE CITY

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

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1	0166	CONC, PAVMT	0	0	0	0	2,400.00	UT	1.40	1.40	100	0	0	3	100	3,360	
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6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	

TOTAL OB/XF 7,809

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	258,873	
TOTAL MARKET OB/XF VALUE	7,809	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	301,682	
SOH/AGL Deduction	0	
ASSESSED VALUE	301,682	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	301,682	
TOTAL JUST VALUE	301,682	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	306,028	

BLDG:3:1: 6308 & 6310

BLDG:2:1: 6304 & 6306

BLDG:1:1: 6300 & 6302

SALE:1:1: 2 LOTS INCLUDED IN SELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1230	1/15/2019	WD	Q	I	05	927,000

GRANTOR: GATORWOOD ASHINGTON A

GRANTEE: MAGNOLIA APARTMENTS

1242/2106 7/02/2012 WD U I 11 100

GRANTOR: THOMAS EAGLE,STEPHEN

GRANTEE: GATORWOOD ASHINGTON

BUILDING NOTES

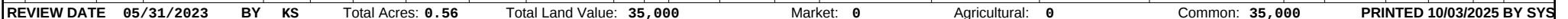
BUILDING DIMENSIONS

BAS= W10 PTO= N8 W10 S8 E10\$W28 S30 E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 FGR= E12 N21 W12 S21\$ N21 W12 S17\$ N17 E12 N9\$ BAS= S9 E12 S17 FOP= S4 E12 N4 W12\$ E12 S4 E14 N30 W18 PTO= N8 W10 S8 E10\$ W20\$.

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