LOTS 45 & 46 FLORIDA'S GATEWAY C
846-641, 850-1168, 948-2749, 979

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

2026

34-3S-16-02463-145

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

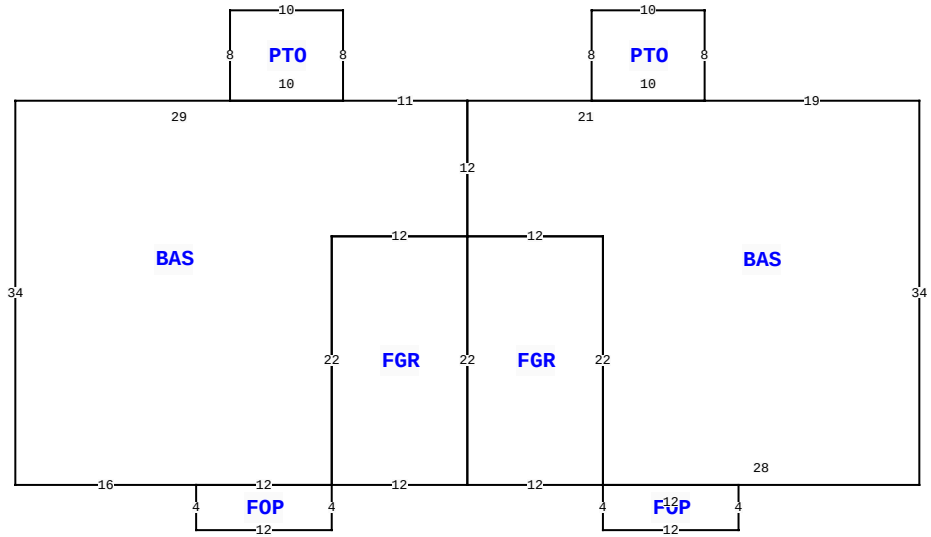
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,096	100		1,096	61,052
BAS	1,096	100		1,096	61,052
FGR	264	55		145	8,077
FGR	264	55		145	8,077
FOP	48	30		14	780
FOP	48	30		14	780
PTO	80	5		4	223
PTO	80	5		4	223
TOTALS	2,976			2,518	140,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,518	110.1360	93.62	235,735	1998	1998	0	0	0	40.50	59.50

1 DUPLEX 0% - 2025 Heated Area: 2192 HX Base Yr



3661 NW HUNTSBORO ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	561,048
TOTAL MARKET OB/XF VALUE	13,067
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	644,115
SOH/AGL Deduction	0
ASSESSED VALUE	644,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	644,115
TOTAL JUST VALUE	644,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	658,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N8 W10 S8 E10$W21 BAS= W11 PTO= N8 W10 S8 E10$ W29 S34 E16 FOP= S4 E12 N4 W12$ E12 FGR= E12 N22 W12 S22$ N22 E12 N12$ S12 FGR= S22 E12 N22 W12$ E12 S22 FOP= S4 E12 N4 W12$ E28 N34$.

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	0	0	8,378.00	UT	1.50	1.50	100	1998	1998	3	100	12,567	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,067

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-	2222.00	220.00	2.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 1.12 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/18/2025 BY SYS

LOTS 45 & 46 FLORIDA'S GATEWAY C
846-641, 850-1168, 948-2749, 979

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LAKE CITY, FL 32024

2026

34-3S-16-02463-145

COLUMBIA COUNTY PROPERTY

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Kitchen Adjus	01	01 100
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DOR CODE	0800	MULTI-FAM <10
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NEIGHBORHOOD/LOC	34316.040	1.00/

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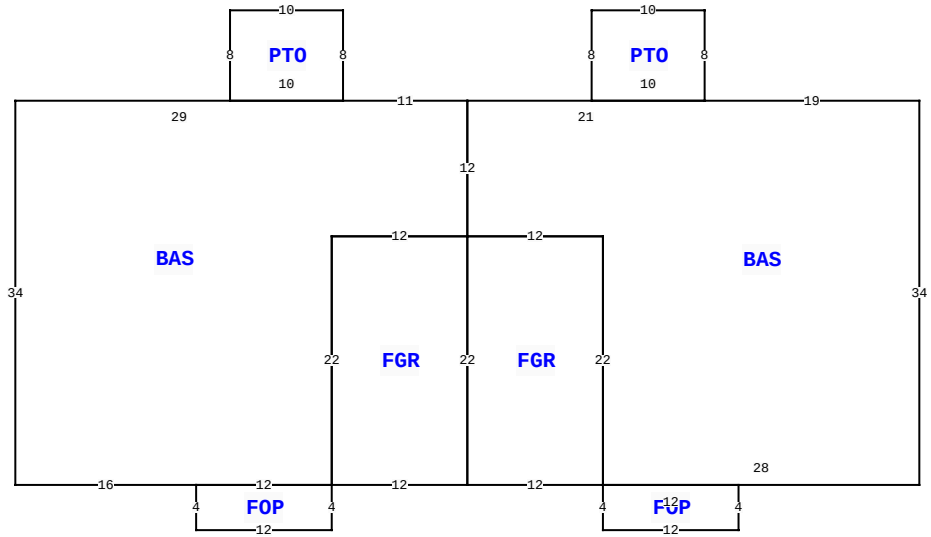

3661 NW HUNTSBORO ST, LAKE CITY

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NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/31/2023 BY KS Total Acres: 1.12 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/18/2025 BY SYS

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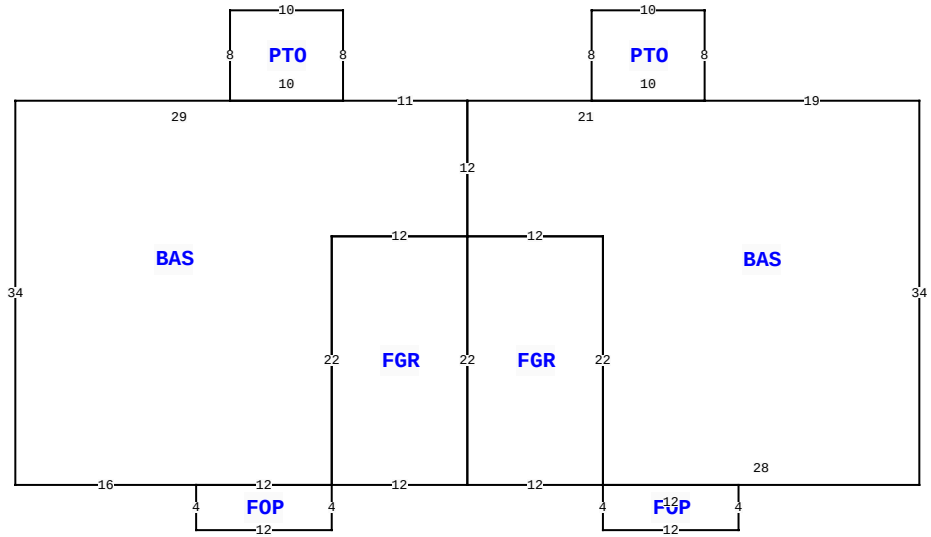

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COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 1

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LAND DESCRIPTION

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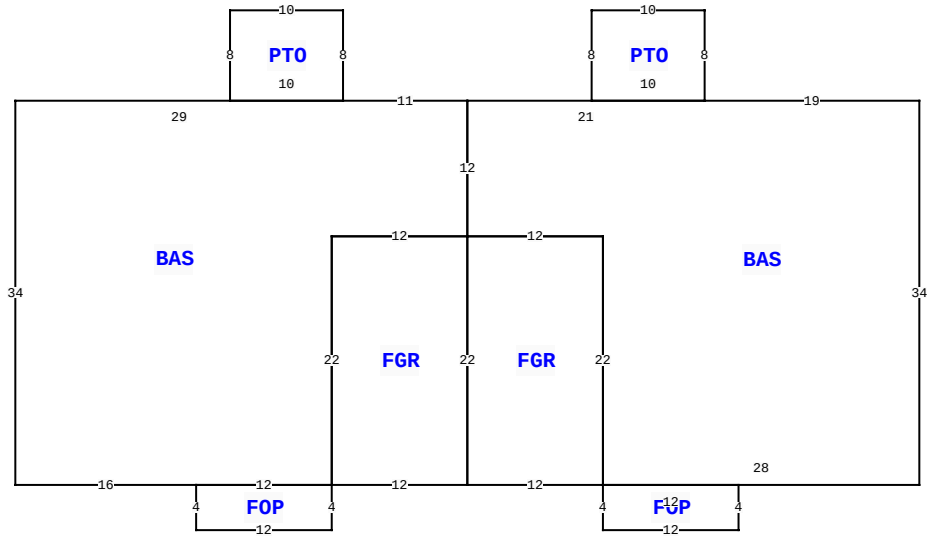

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