LOT 11 BLOCK B GATORWOOD S/D.
685-391, 987-2029, WD 1244-068,

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

2026

34-3S-16-02484-037

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

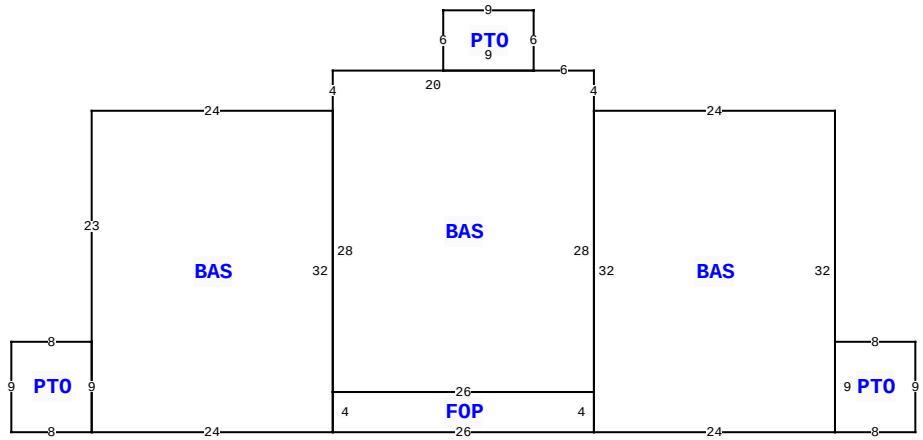
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
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	34316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	35,271
BAS	768	100		768	35,271
BAS	832	100		832	38,210
FOP	104	30		31	1,424
PTO	54	5		3	138
PTO	72	5		4	184
PTO	72	5		4	184
TOTALS	2,670			2,410	110,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	2,410	108.0560	91.85	221,358	1990	1990	0	0	0	50.00	50.00

1 TRI/QUAD 0% - 0 Heated Area: 2368 HX Base Yr



3804 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	219,225
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	257,225
SOH/AGL Deduction	0
ASSESSED VALUE	257,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,225
TOTAL JUST VALUE	257,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,225

BLDG:2:1: HOLLY BROOKS 1992 DOR STUDY DOR 1994

LAND:1:1: 0.50 AC. 1992 STUDY DOR 1994

BLDG:1:1: HOLLY MEADOWS 1992 DOR STUDY DOR 1994

SALE:1:1: NO ADDRESS ON DEED - USED EXISTING CASTA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1240	1/15/2019	WD	Q	I	05	718,500
GRANTOR: HOLLY APS OF LAKE CIT						
GRANTEE: GARDENIA APARTMENTS						
1244/0068	7/02/2012	WD	U	I	30	0
GRANTOR: EAGLE, KIRALY & RILEY						
GRANTEE: HOLLY APS OF LAKE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 BAS= N4 W6 PTO= N6W9 S6 E9$ W20 S4 BAS= W24 S23PTO= W8 S9 E8 N9$ S9 E24 N32$S28 FOP= S4 E26 N4 W26$ E26 N28$ S32 E24 PTO= E8 N9 W8 S9$ N32$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
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 3,000

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-	2100.00	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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS

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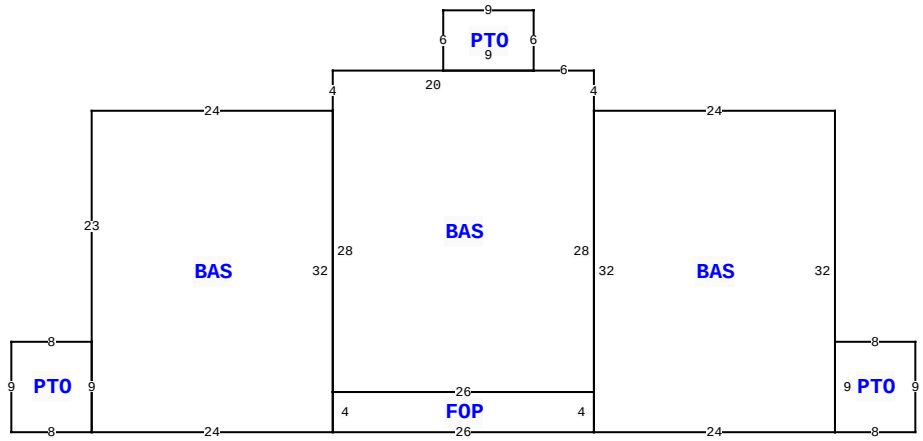
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
Condition 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	34316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	34,591
BAS	768	100		768	34,591
BAS	832	100		832	37,474
FOP	104	30		31	1,396
PTO	54	5		3	135
PTO	72	5		4	180
PTO	72	5		4	180
TOTALS	2,670			2,410	108,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	2,410	105.9760	90.08	217,093	1990	1990	0	0	0	50.00	50.00

2 TRI/QUAD 0% - 0 Heated Area: 2368 HX Base Yr



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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,225
TOTAL JUST VALUE	257,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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

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