N1/2 OF LOT 15 EX THE E 10 FT OF
GATORWOOD S/D. (WITHIN CITY LIMI

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

**2026**

**34-3S-16-02484-043**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

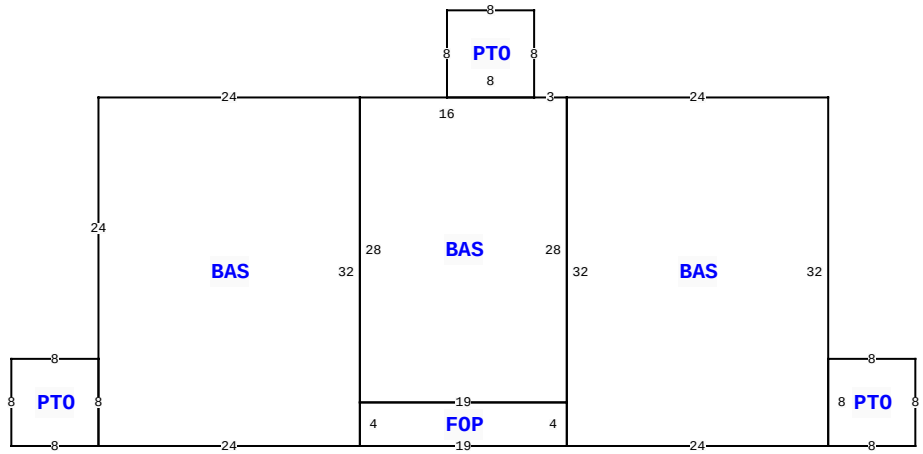
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 532 | 100 | | 532 | 30,833 |
| BAS | 768 | 100 | | 768 | 44,511 |
| BAS | 768 | 100 | | 768 | 44,511 |
| FOP | 76 | 30 | | 23 | 1,333 |
| PTO | 64 | 5 | | 3 | 174 |
| PTO | 64 | 5 | | 3 | 174 |
| PTO | 64 | 5 | | 3 | 174 |
| TOTALS | 2,336 | | | 2,100 | 121,708 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2800 | 03 | 2,100 | 109.0950 | 92.73 | 194,733 | 1982 | 2000 | 0 | 0 | 0 | 37.50 | 62.50 |

1 TRI/QUAD 0% - 2022 Heated Area: 2068 HX Base Yr




3882 NW HUNTSBORO ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 121,708 |
| TOTAL MARKET OB/XF VALUE | 1,000 |
| TOTAL LAND VALUE - MARKET | 28,000 |
| TOTAL MARKET VALUE | 150,708 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 150,708 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 150,708 |
| TOTAL JUST VALUE | 150,708 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 153,629 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1435/990 | 4/16/2021 | WD | Q | I | 01 | 161,000 |
| GRANTOR: LIBIS PAUL | | | | | | |
| GRANTEE: GARDENIA APARTMENTS | | | | | | |
| 1146/2229 | 3/31/2008 | QC | Q | I | 03 | 45,000 |
| GRANTOR: SUSAN HALL | | | | | | |
| GRANTEE: PRISCILLA A NEWMAN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W24 BAS= W3 PTO= N8 W8S8 E8$ W16 BAS= W24 S24 PTO= W8 S8 E8 N8$ S8 E24 N32$S28 FOP= S4 E19 N4 W19$ E19 N28$ S32 E24 PTO= E8 N8 W8 S8$ 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 0.50 | UT | 1,500.00 | 1,500.00 | 100 | 0 | 0 | 3 | 100 | 750 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 250 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,000

| 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-2 | 90.00 | 110.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 28,000 | | | | | | | |

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.23 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 09/30/2025 BY SYS