

N1/2 LOT 14 BLOCK B EX W 10 FT
GATORWOOD S/D.

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

2026

34-3S-16-02484-044



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 100		2800	03	2,100	109.0950	92.73	194,733	1984	2000	0	0	0	37.50	62.50	VALUATION BY		STANDARD										
Roof Structur	03	GABLE/HIP 100		1 TRI/QUAD 0% - 0												Heated Area: 2068													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
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																											
Bathrooms 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		0800MULTI-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																								
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FOP	76	30		23	1,333																								
PTO	64	5		3	174																								
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TOTALS		2,336		2,100	121,708																								
EXTRA FEATURES					3858 NW HUNTSBORO ST, LAKE CITY																								
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	0260	PAVEMENT-A	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	1.00	UT	0.00	0.00	100	2017	2017	3	100	250														
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