S1/2 OF LOT 16 BLOCK B GATORWOOD

689-221, 990-1400, WD 1153-780,

BRENNAN JOHN J/BRENNAN CYNTHIA H
358 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

34-3S-16-02484-046

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

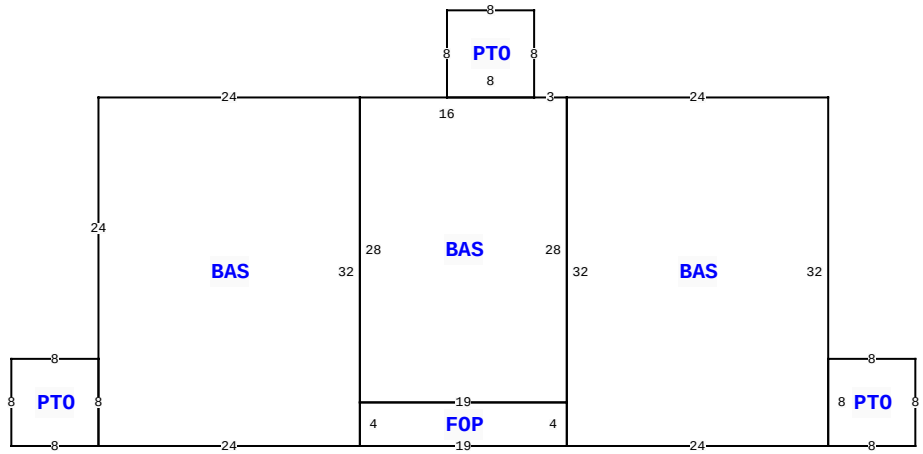
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	27,133
BAS	768	100		768	39,169
BAS	768	100		768	39,169
FOP	76	30		23	1,173
PTO	64	5		3	153
PTO	64	5		3	153
PTO	64	5		3	153
TOTALS	2,336			2,100	107,103

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	1995	0	0	0	45.00	55.00

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



447 NW LAKE CITY AVE, 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	107,103
TOTAL MARKET OB/XF VALUE	850
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	142,953
SOH/AGL Deduction	0
ASSESSED VALUE	142,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,953
TOTAL JUST VALUE	142,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,874

LAND:2:1: ASS'D AS 1 LOT: .34 LT AE/Y: .66 LT AE/N

LAND:1:1: 0.25 AC. (1/2 PLATTED LOT):SEE NOTE ITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00325			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/970	9/21/2023	LE	U	I	14	100
GRANTOR: BRENNAN JOHN J						
GRANTEE: BRENNAN JOHN J (ENH						
1251/0991	3/15/2013	WD	Q	I	05	175,000
GRANTOR: TIMOTHY A & KIMBERLY						
GRANTEE: JOHN J & CYNTHIA H						

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	100	

LAND DESCRIPTION

TOTAL OB/XF 850

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	0300	C	MULTI-FAM	0		RMF-2	100.00	110.00	0.34	LT		1.00	1.00	1.00	35,000.00	35,000.00	11,900							
2	0300	C	MULTI-FAM	0		RMF-2	0.00	0.00	0.66	LT		1.00	1.00	1.00	35,000.00	35,000.00	23,100							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.25 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS