LOT 11 BLOCK B WEST LAKE CITY HI

WD 982-125, WD 1012-2057, WD 137

GRAY AARON M/GRAY BRENNA
359 NW BISON CT
WHITE SPRINGS, FL 32096

2026

34-3S-16-02516-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

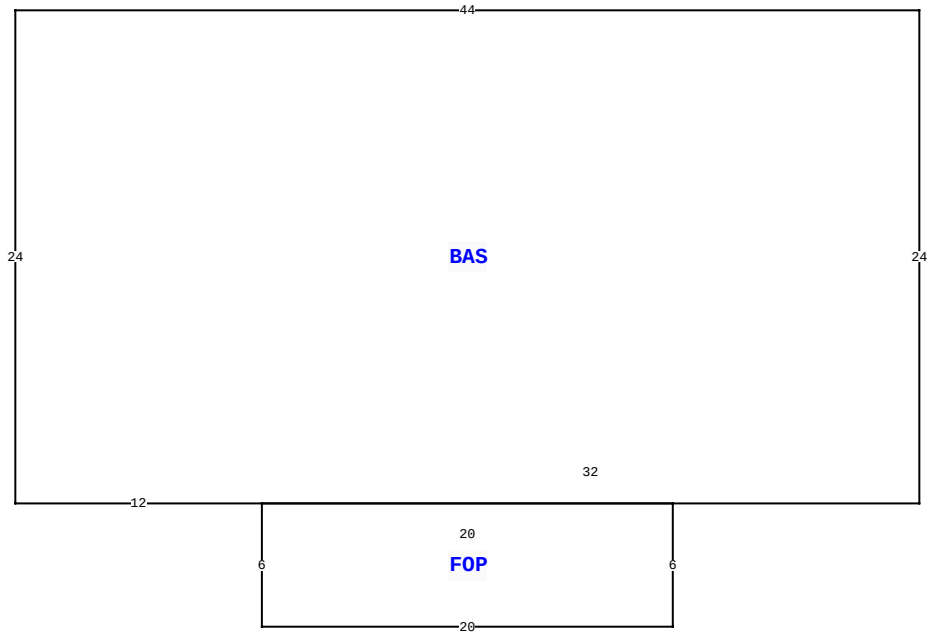
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	121,385
FOP	120	30		36	4,138
TOTALS	1,176			1,092	125,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,092	119.3400	133.66	145,957	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 0% - 2023 Heated Area: 1056 HX Base Yr



144 NW AMANDA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,523
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	148,023
SOH/AGL Deduction	0
ASSESSED VALUE	148,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,023
TOTAL JUST VALUE	148,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26909	SFR	370	04/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/138	7/14/2022	WD	Q	I	01	190,000
GRANTOR: BUZZ N BEEZ LLC						
GRANTEE: GRAY AARON M						
1379/2192	3/05/2019	WD	Q	I	01	95,000
GRANTOR: VICENT & CHRISTY SKET						
GRANTEE: BUZZ N BEEZ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E12 FOP= S6 E20 N6 W20$ E32 N24$.

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0100	C	SFR	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/13/2023 BY KS Total Acres: 0.96 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS