

LOT 13 EASTSIDE VILLAGE UNIT 4
764-1495, DEED TO TRUST 849-774,

GUNTER ROBERT L/GUNTER BARBARA J
132 SE CLAUDIA WAY
LAKE CITY, FL 32025

2026

34-3S-17-07018-413



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.040 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	133	100
BAS	1,518	100
FGR	400	55
FOP	25	30
TOTALS	2,076	1,879

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,879	102.4320	114.72	215,559	1992	1992	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1651 HX Base Yr												
132 SE CLAUDIA WAY, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	133	100		133	9,918
BAS	1,518	100		1,518	113,194
FGR	400	55		220	16,405
FOP	25	30		8	597
TOTALS	2,076			1,879	140,113

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2012

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0	3	100	818	
2012	3	100	200	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		140,113	
TOTAL MARKET OB/XF VALUE		1,018	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		163,631	
SOH/AGL Deduction		0	
ASSESSED VALUE		163,631	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		163,631	
TOTAL JUST VALUE		163,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,631	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1213/0405	4/14/2011	WD	U	I	19	80,000	
GRANTOR: JOHN K & WILLIAM M YO							
GRANTEE: ROBERT L & BARBARA							
0764/1495	9/09/1992	WD	U	I	32	71,100	
GRANTOR: DESOTO DEVELOPERS							
GRANTEE: LEE YONUGS							

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= S33 E12 FOP= E5 N5 W5 S5\$E 34 FGR= S6 E20 N20 W20 S14\$ N14 BAS= E7 N19 W7 S19\$ N19 W46\$.												