LOT 4 ALEXANDRA HEIGHTS S/D.

360-452, 726-296, 752-909, 833-2

GAINER JANIE
145 NE KINGSTON LN
LAKE CITY, FL 32055

**2026**

**35-3S-17-07345-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

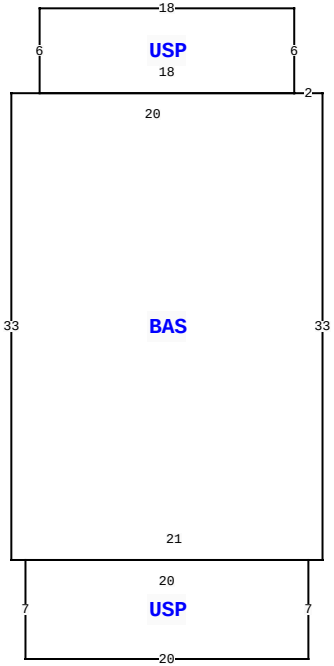
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0102 | SFRES/MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 35317.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 726 | 100 | | 726 | 19,159 |
| USP | 108 | 35 | | 38 | 1,003 |
| USP | 140 | 35 | | 49 | 1,293 |
| TOTALS | 974 | | | 813 | 21,455 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 813 | 36.2520 | 40.60 | 33,008 | 1940 | 1940 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 1997 Heated Area: 726 HX Base Yr 1997




145 NE KINGSTON LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 55,405 |
| TOTAL MARKET OB/XF VALUE | | 5,428 |
| TOTAL LAND VALUE - MARKET | | 22,766 |
| TOTAL MARKET VALUE | | 83,599 |
| SOH/AGL Deduction | | 16,324 |
| ASSESSED VALUE | | 67,275 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 42,275 |
| TOTAL JUST VALUE | | 83,599 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 83,599 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9862 | M H | 125 | 06/20/1995 |
| 9765 | M H | 125 | 05/30/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0832/2603 | 12/31/1996 | QC | Q | I | 01 | 0 |
| GRANTOR: WILLETTE J GAINER CRA | | | | | | |
| GRANTEE: WILLIE & JANIE M GA | | | | | | |
| 0752/0909 | 10/25/1991 | WD | U | V | 32 | 6,000 |
| GRANTOR: PEARLIE MAE PROCTOR | | | | | | |
| GRANTEE: WILLETTE GAINER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W2 USP= N6 W18 S6 E18$W20 S33 E1 USP= S7 E20 N7 W20$ E21 N33$.

### 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 24 | 24 | 576.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 1,440 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 600 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 400 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |
| 6 | 0255 | MBL HOME S | 0 | 100 | 23 | 56 | 1,288.00 | UT | 1.00 | 1.00 | 100 | 2012 | 2012 | 3 | 100 | 1,288 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |
| 8 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,428

| 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 | | 00 | 0.00 | 0.00 | 45,532.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 11,383 | | | | | | | |
| 2 | 0102 | C | SFR/MH | 100 | | 00 | 0.00 | 0.00 | 45,532.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 11,383 | | | | | | | |

REVIEW DATE 02/15/2017 BY DF Total Acres: 2.09 Total Land Value: 22,766 Market: 0 Agricultural: 0 Common: 22,766 PRINTED 11/18/2025 BY SYS

LOT 4 ALEXANDRA HEIGHTS S/D.
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**2026**

**35-3S-17-07345-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

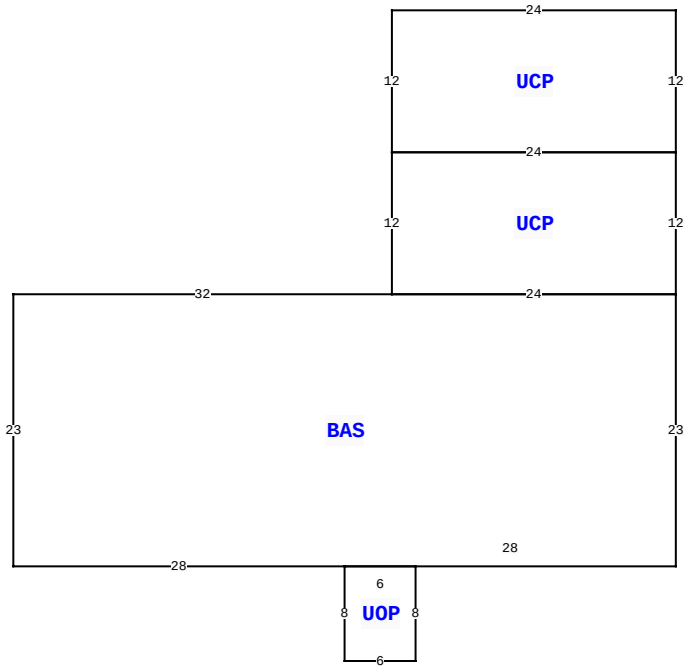
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0102 | SFRES/MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 35317.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,288 | 100 | | 1,288 | 30,881 |
| UCP | 288 | 20 | | 58 | 1,391 |
| UCP | 288 | 20 | | 58 | 1,391 |
| UOP | 48 | 25 | | 12 | 288 |
| TOTALS | 1,912 | | | 1,416 | 33,950 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,416 | 99.9000 | 59.94 | 84,875 | 1985 | 1985 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 100% - 1997 Heated Area: 1288 HX Base Yr 1997




145 NE KINGSTON LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
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## VALUATION SUMMARY

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| TOTAL JUST VALUE | | 83,599 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 83,599 |

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

## SALES DATA

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|---|---|---|---|---|---|---|
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| 0752/0909 | 10/25/1991 | WD | U | V | 32 | 6,000 |
| GRANTOR: PEARLIE MAE PROCTOR | | | | | | |
| GRANTEE: WILLETTE GAINER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 S23 E28 UOP= S8 E6 N8 W6$ E28 N23 UCP= N12 UCP= N12 W24 S12 E24$ W24 S12 E24$ W24$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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