

LOT 15 SOUTHWOOD ACRES S/D UNIT
636-690, PORB #99-77-CP 880-2159

PITZER GARY E & CINDY S LIVING TRUST DATED APRIL 2
420 SW PRISM LP
LAKE CITY, FL 32024

2026

36-4S-16-03373-015



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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		01
NEIGHBORHOOD/LOC	36416.010	1.00/

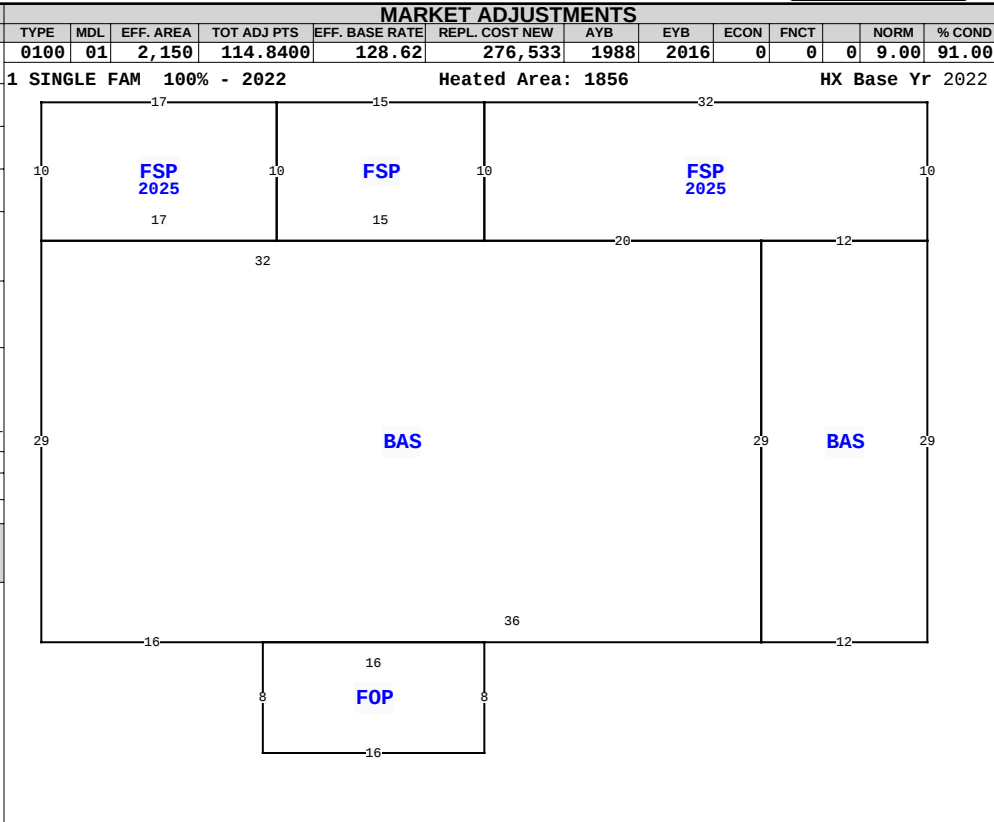
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	348	100		348	40,732
BAS	1,508	100		1,508	176,503
FOP	128	30		38	4,448
FSP	150	40		60	7,022
FSP	170	40	2025	68	7,959
FSP	320	40	2025	128	14,981

TOTALS	2,624			2,150	251,645
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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	0 100	20	10	200.00	UT	2.00	2.00	100	1993
2	0166	CONC, PAVMT	0 100	3	36	108.00	UT	2.00	2.00	100	1993
3	0296	SHED METAL	0 100	12	20	240.00	UT	10.00	10.00	100	2009
4	0166	CONC, PAVMT	0 100	0	0	2,919.00	UT	2.25	2.25	100	2009
5	0070	CARPORT UF	0 100	30	30	900.00	UT	7.50	7.50	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.31	AC	1.00

REVIEW DATE 07/02/2025 BY chuck



420 SW PRISM LOOP, LAKE CITY

TOTAL OB/XF											
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	0 100	20	10	200.00	UT	2.00	2.00	100	1993
2	0166	CONC, PAVMT	0 100	3	36	108.00	UT	2.00	2.00	100	1993
3	0296	SHED METAL	0 100	12	20	240.00	UT	10.00	10.00	100	2009
4	0166	CONC, PAVMT	0 100	0	0	2,919.00	UT	2.25	2.25	100	2009
5	0070	CARPORT UF	0 100	30	30	900.00	UT	7.50	7.50	100	2024

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0100	C	SFR	100		A-1	0.00	0.00	2.31	AC	1.00

Total Acres: 2.31 Total Land Value: 41,580 Market: 0 Agricultural: 0 Common: 41,580

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						251,645					
TOTAL MARKET OB/XF VALUE						16,334					
TOTAL LAND VALUE - MARKET						41,580					
TOTAL MARKET VALUE						309,559					
SOH/AGL Deduction						31,180					
ASSESSED VALUE						278,379					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						227,657					
TOTAL JUST VALUE						309,559					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						312,324					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051544	Screen Enclosure	11,500	11/18/2024
000046965	Storage Building	15,000	04/14/2023
32573	MAINT/ALTR	35	12/29/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1771	11/23/2021	WD	Q	I	01	251,200
GRANTOR: GATEWAY DEVELOPMENT L						
GRANTEE: PITZER GARY E & CIN						
1307/0705	1/07/2016	WD	U	I	30	100
GRANTOR: GABRIEL CURRY						
GRANTEE: GATEWAY DEVELOPMENT						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W20 W32 S29 E16 E36 N29 \$											
BAS=[ORIG=0,29] E12 N29 W12 S29 \$											
FSP=[YR=2025;ORIG=12,-10] W32 S10 E20 E12 N10 \$											
FSP=[YR=2025;ORIG=-35,-10] W17 S10 E17 N10 \$											
FSP=[ORIG=-20,0] N10 W15 S10 E15 \$											
FOP=[ORIG=-36,29] S8 E16 N8 W16 \$											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0100	C	SFR	100		A-1	0.00	0.00	2.31	AC	1.00

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