

LOT 1 & W1/2 LOT 2 BLOCK 6 FORES  
 UNIT 1 & BEG NW COR OF LOT 1, BL  
 HILLS UNIT 1, RUN N 134.9 FT, E

CURTIS GERALD L/GREANY CARLA  
 413 SE OAK ST  
 LAKE CITY, FL 32025-6829

**2026**

00-00-00-07746-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
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		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0600	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,575	100	
FEP	288	80	
FGR	600	55	
FOP	224	30	
UEP	300	60	
TOTALS	2,987		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 1575						HX Base Yr 2023					
TOTALS		2,382	113.3930	127.00	302,514	1963	1963	0	0	35.00	65.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			196,634
TOTAL MARKET OB/XF VALUE			16,036
TOTAL LAND VALUE - MARKET			39,676
TOTAL MARKET VALUE			252,346
SOH/AGL Deduction			8,241
ASSESSED VALUE			244,105
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			192,694
TOTAL JUST VALUE			252,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2608	12/23/2022	WD	Q	I	01	274,900
GRANTOR: BASSO VERONICA						
GRANTEE: CURTIS GERALD L						
1259/1535	8/08/2013	LE	U	I	11	100
GRANTOR: VERONICO BASSO (UNREM)						
GRANTEE: VERONICO BASSO (LIF)						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 FEP= N12 W24 S12 E24\$ W24 UEP= N10 W30 S10E30\$ W14	
FGR= W24 S25 E24 N25\$ S25 E22 FOP= S8 E28 N8 W28\$ E41 N25\$.	

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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	500	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	100	1963	1963	3	40	14,336	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2011	2011	3	100	1,200	
TOTALS												16,036				

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		*RSF-2	0.00	0.00	39,676.00	SF		1.00	1.00	1.00	1.00	1.00	39,676							