NE DIV: COMM SW COR OF NW1/4 OF
FT FOR POB, CONT N 477.85 FT TO
SR-100-A, RUN S 46 DEG E ALONG R

DOUGLAS-CARTER MARY ALICE
769 NE GURLEY AVE
LAKE CITY, FL 32055

2027

00-00-00-11174-001

BUILDING CHARACTERISTICS

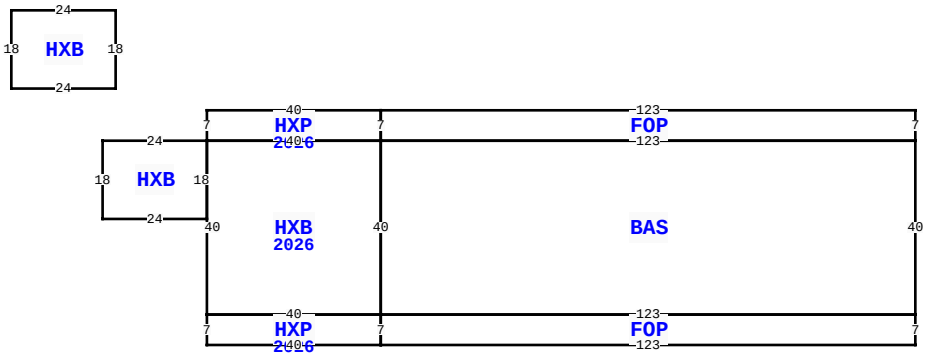
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		8 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0107	SFRES/ACLF HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,920	100		4,920	56,993
FOP	861	30		258	2,989
FOP	861	30		258	2,989
HXB	432	100		432	5,004
HXB	432	100		432	5,004
HXB	1,600	100	2026	1,600	18,534
HXP	280	30	2026	84	973
HXP	280	30	2026	84	973
TOTALS	9,666			8,068	93,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	01	8,068	91.9350	57.92	467,299	1986	1986	50	0	0	39.00	20.00

1 M/FAM LOW 25% - 2026 Heated Area: 7384 HX Base Yr 2026



769 NE GURLEY AVE 102, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1,520.00	UT	1.40	1.40	80	0	0	3	80	1,702	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		93,460
TOTAL MARKET OB/XF VALUE		1,802
TOTAL LAND VALUE - MARKET		36,736
TOTAL MARKET VALUE		131,998
SOH/AGL Deduction		0
ASSESSED VALUE		131,998
TOTAL EXEMPTION VALUE	HA HAB	36,903
BASE TAXABLE VALUE		95,095
TOTAL JUST VALUE		131,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00697			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/248	4/21/2025	LE	U	I	14	100
GRANTOR: CARTER MARY ALICE AKA						
GRANTEE: DOUGLAS-CARTER MARY						
1525/115	10/02/2024	WD	U	I	11	100
GRANTOR: CARTER MARY ALICE FKA						
GRANTEE: CARTER MARY ALICE						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[ORIG=4,-1] W123 S40 E123 N40 $
FOP=[ORIG=4,-1] N7 W123 S7 E123 $
FOP=[ORIG=-119,39] S7 E123 N7 W123 $
HXB=[ORIG=-159,-1] W24 S18 E24 N18 $
HXB=[ORIG=-180,-13] N18 W24 S18 E24 $
HXP=[YR=2026;ORIG=-159,-8] E40 S7 W40 N7 $
HXB=[YR=2026;ORIG=-159,-1] E40 S40 W40 N40 $
HXP=[YR=2026;ORIG=-159,39] E40 S7 W40 N7 $
PTR=[ORIG=0,0] N30 S30 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 1,802

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	0107	C	SFR/ACLF	100		00	0.00	0.00	1.30	AC		1.00	1.00	1.00	14,300.00	14,300.00	18,590							
2	0000	C	VAC RES	100		00	50.00	270.00	0.31	AC		1.00	1.00	1.00	14,300.00	14,300.00	4,419							
3	0000	C	VAC RES	100		00	0.00	0.00	0.16	AC		1.00	1.00	1.00	14,300.00	14,300.00	2,216							
4	0000	C	VAC RES	100			0.00	0.00	0.37	AC		1.00	1.00	1.00	14,300.00	14,300.00	5,334							
5	0000	C	VAC RES	100			0.00	0.00	12,354.00	SF		1.00	1.00	1.00	0.50	0.50	6,177							

REVIEW DATE 10/21/2024 BY JS Total Acres: 2.42 Total Land Value: 36,736 Market: 0 Agricultural: 0 Common: 36,736 PRINTED 11/17/2026 BY SYS