E DIV: S1/2 OF SW1/4 BLOCK 274.
488-360, DC 1363-1494, WD 1363-1

GILLYARD DONALD
P O BOX 2633
LAKE CITY, FL 32055

2027

00-00-00-13300-000

BUILDING CHARACTERISTICS

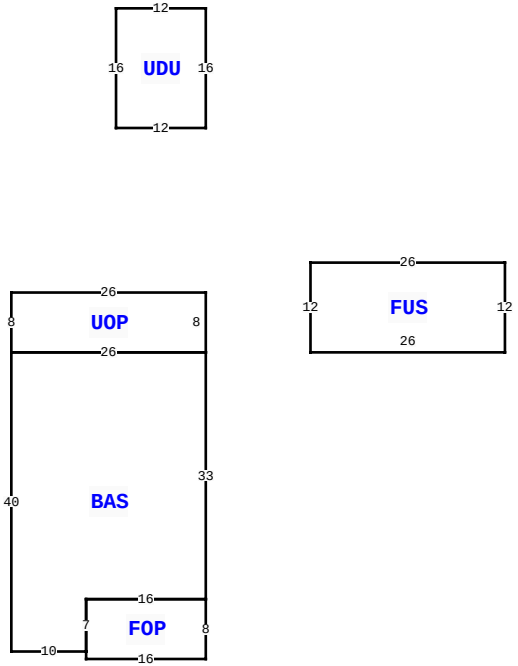
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100		928	60,664
FOP	128	30		38	2,484
FUS	312	100		312	20,396
UDU	192	55		106	6,929
UOP	208	20		42	2,746
TOTALS	1,768			1,426	93,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,426	91.4288	100.57	143,413	1928	1928	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1240 HX Base Yr



229 SE MCCRAY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	93,218
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	6,750
TOTAL MARKET VALUE	100,268
SOH/AGL Deduction	0
ASSESSED VALUE	100,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,268
TOTAL JUST VALUE	100,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
446	MAINT/ALTR	50	10/17/2013
038	ADDN SFR	3,500	09/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2185	9/15/2020	QC	U	I	11	100
GRANTOR: KATRINA GILLYARD						
GRANTEE: DONALD GILLYARD						
1381/0815	3/28/2019	QC	U	I	11	79,900
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: DONALD & KATRINA GI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W26 S8 E26$ BAS= W26 S40 E10 FOP= S1 E16 N8 W16 S7$ N7 E16 N33$ PTR=N30 UDU= N16 W12 S16 E12$ S30$ PTR=E40 FUS= N12 W26 S12 E26$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 300

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		*RSF	-350.00	90.00	4,500.00	SF		1.00	1.00	1.00	1.50	1.50	6,750							

REVIEW DATE 10/17/2016 BY DF Total Acres: 0.10 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 11/17/2026 BY SYS