

S DIV: LOT 1 & N 50 FT OF LOT  
 2 BLOCK 1 BAYA S/D.  
 636-618, 833-625, 968-2468,

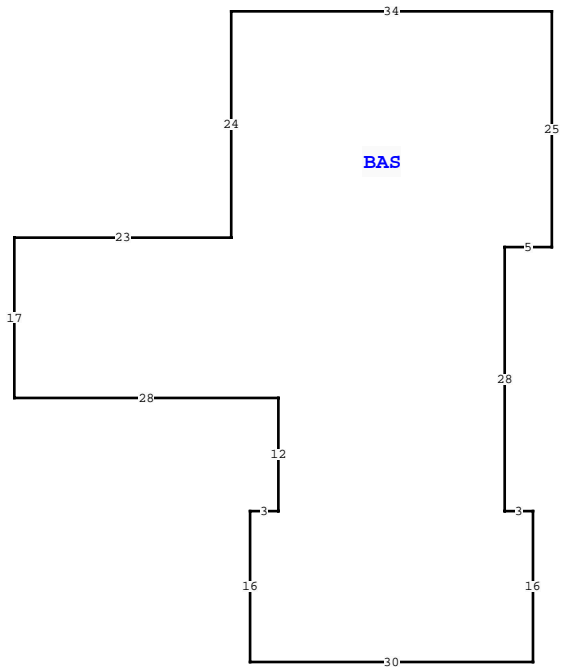
LAKE CITY GATOR LLC  
 249 SW WINDSOR HILLS GLEN  
 LAKE CITY, FL 32024

**2026**

00-00-00-14124-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		7	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		7	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	04	04	
DOR CODE	1700 OFFICE BLD 1STY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,473	100	
TOTALS	2,473		76,626

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE LOW	0%	- 0									
Heated Area: 2473					HX Base Yr							



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE		76,626				
TOTAL MARKET OB/XF VALUE		5,800				
TOTAL LAND VALUE - MARKET		44,670				
TOTAL MARKET VALUE		127,096				
SOH/AGL Deduction		0				
ASSESSED VALUE		127,096				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		127,096				
TOTAL JUST VALUE		127,096				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		144,995				
LAND:1:1: 0.30AC						
SALE:1:1: SALE FOR 2 PARCELS ON 1 DEED						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/2678	5/01/2018	WD	U	I	11	100
GRANTOR: STEPHEN N KIRALY						
GRANTEE: LAKE CITY GATOR LLC						
1270/2280	3/10/2014	QC	U	I	16	100
GRANTOR: THOMAS H EAGLE						
GRANTEE: STEPHEN N KIRALY						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						05/12/2026
LAND DATE						MLU
AG DATE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W34 S24 W23 S17 E28 S12 W3 S16 E30 N16 W3 N28 E5 N25\$.						

EXTRA FEATURES																	
L	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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION													TOTAL OB/XF												
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0			CG	115.00	113.00	12,995.00	SF		1.00	1.00	1.25	2.75	3.44	44,670							