S DIV: LOT 4 & PART OF LOT 5 BLO
S/D MORE PARTICULARLY DESC AS FO
BEG AT SE COR LOT 4, BLOCK B, RU

EXCELLENT CHOICE PROPERTIES LLC
9200 NW 39 AVE, 130-107
GAINESVILLE, FL 32606

2027

00-00-00-14184-000

BUILDING CHARACTERISTICS

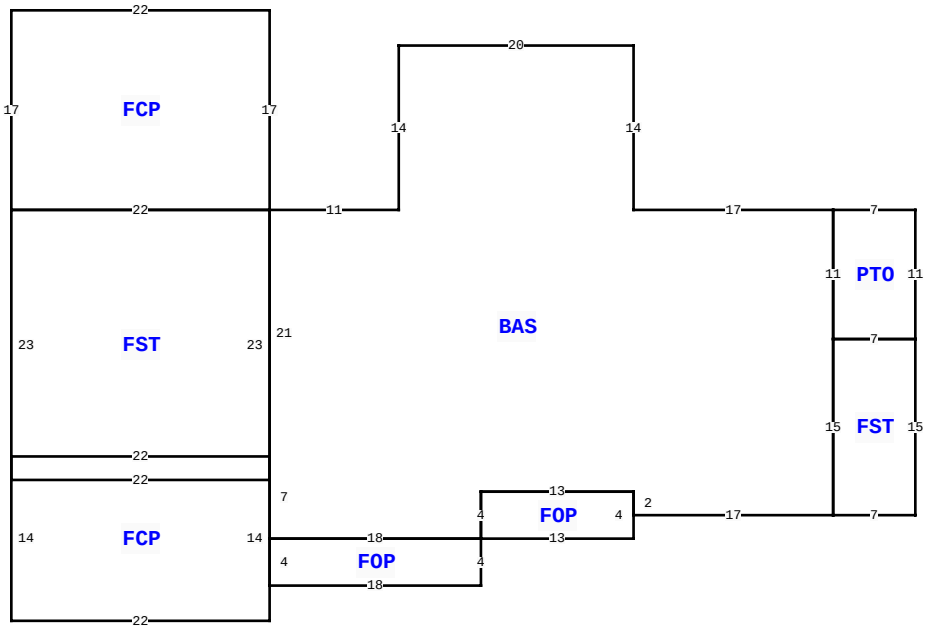
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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		870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100		1,538	126,832
FCP	308	25		77	6,350
FCP	374	25		94	7,752
FOP	52	30		16	1,320
FOP	72	30		22	1,814
FST	105	55		58	4,783
FST	506	55		278	22,926
PTO	77	5		4	330
TOTALS	3,032			2,087	172,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,087	115.3350	126.87	264,778	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1538 HX Base Yr



668 SE CHURCH 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1955	1955	3	40	14,336	
4	0297	SHED CONCR	0	0	14	28	392.00	UT	4.30	4.30	100	0	0	3	100	1,686	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
6	0296	SHED METAL	0	0	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	172,106
TOTAL MARKET OB/XF VALUE	18,622
TOTAL LAND VALUE - MARKET	13,201
TOTAL MARKET VALUE	203,929
SOH/AGL Deduction	0
ASSESSED VALUE	203,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,929
TOTAL JUST VALUE	203,929
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/488	4/28/2023	QC	U	I	11	100
GRANTOR: GEAR HOMES LLC						
GRANTEE: EXCELLENT CHOICE PR						
1473/757	7/22/2022	WD	U	I	11	0
GRANTOR: ANDERSON GARY LEE						
GRANTEE: GEAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N14 W20 S14 W11 FCP= N17 W22 S17 E22$ FST= W22 S23 E22 N23$ S21 FCP= W22S14 E22 N14$ S7 FOP= S4 E18 N4 W18$ E18 FOP= E13 N4 W13 S4$ N4 E13 S2 E17 FST= E7 N15W7 S15$ N15 PTO= E7 N11 W7 S11$ N11 $.

LAND DESCRIPTION

TOTAL OB/XF 18,622

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-2	0.00	0.00	10,561.00	SF		1.00	1.00	1.00	1.25	1.25	13,201							

REVIEW DATE 11/19/2021 BY CP Total Acres: 0.24 Total Land Value: 13,201 Market: 0 Agricultural: 0 Common: 13,201 PRINTED 11/17/2026 BY SYS