

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

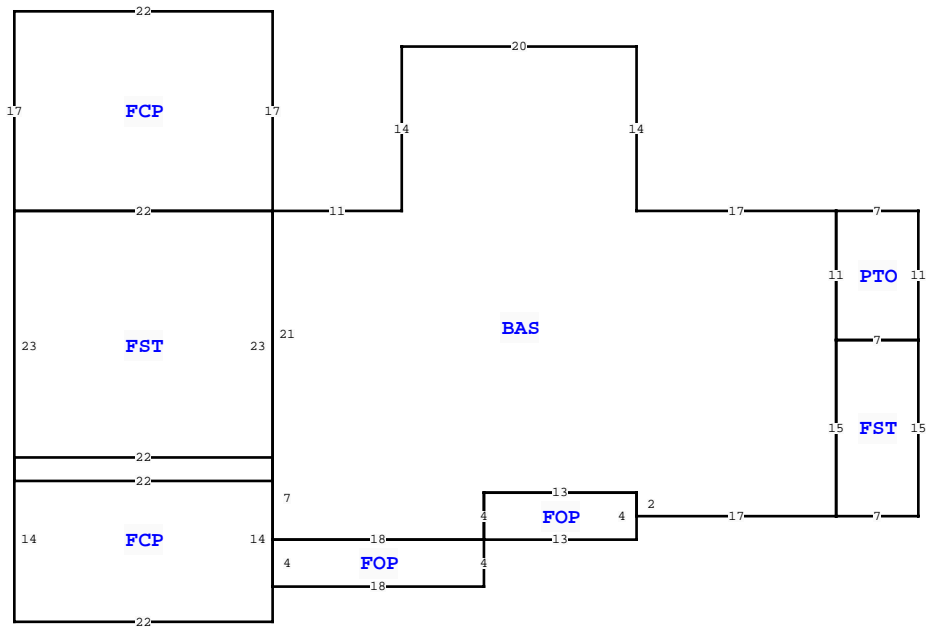
EXCELLENT CHOICE PROPERTIES LLC
9200 NW 39 AVE, 130-107
GAINESVILLE, FL 32606

2026

00-00-00-14184-000
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	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	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
BAS	1,538	100	
FCP	308	25	
FCP	374	25	
FOP	52	30	
FOP	72	30	
FST	105	55	
FST	506	55	
PTO	77	5	
TOTALS	3,032		

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	129.18	269,599	1955	1955	0	0	0	35.00
1 SINGLE FAM 0% - 2024 Heated Area: 1538 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,239
TOTAL MARKET OB/XF VALUE		18,622
TOTAL LAND VALUE - MARKET		13,201
TOTAL MARKET VALUE		207,062
SOH/AGL Deduction		0
ASSESSED VALUE		207,062
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		207,062
TOTAL JUST VALUE		207,062
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		201,782

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						

EXTRA FEATURES		668 SE CHURCH AVE, LAKE CITY															
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	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	

LAND DESCRIPTION		TOTAL OB/XF 18,622																						
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	0		RSF-2	0.00	0.00	10,561.00	SF		1.00	1.00	1.00	1.25	1.25	13,201							

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