

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

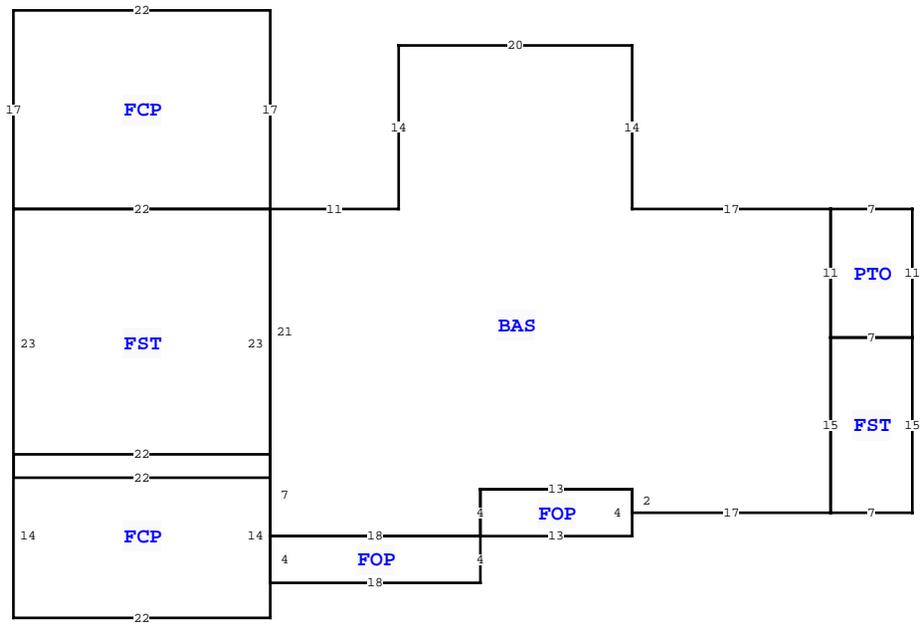
EXCELLENT CHOICE PROPERTIES LLC
9200 NW 39 AVE, 130-107
GAINESVILLE, FL 32606

2026

00-00-00-14184-000
00-00-00-14184-000

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	131.48	274,399	1955	1955	0	0	35.00	65.00
1 SINGLE FAM 0% - 2024 Heated Area: 1538 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			178,359
TOTAL MARKET OB/XF VALUE			18,622
TOTAL LAND VALUE - MARKET			7,921
TOTAL MARKET VALUE			204,902
SOH/AGL Deduction			0
ASSESSED VALUE			204,902
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			204,902
TOTAL JUST VALUE			204,902
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											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100
3	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100
4	0297	SHED CONCR	0	0	14	28	392.00	UT	4.30	4.30	100
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100
6	0296	SHED METAL	0	0	10	12	120.00	UT	7.50	7.50	100

TOTAL OB/XF											
18,622											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		RSF-2	0.00	0.00	10,561.00	SF	1.00