S1/2 OF NW1/4 & E1/2 OF SW1/4 EX
EX RD R/W.

GANSKOP MARK A/GANSKOP LAUREN L
736 SW ARBOR LN
LAKE CITY, FL 32024

2027

01-4S-15-00312-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/16/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	630,000
TOTAL MARKET VALUE	43,200
SOH/AGL Deduction	0
ASSESSED VALUE	43,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,200
TOTAL JUST VALUE	634,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	634,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045126	Electrical Servic	0	08/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/2634	6/05/2020	WD	Q	V	01	390,000
GRANTOR: JO C SARGENT WARD AS						
GRANTEE: MARK A & LAUREN L G						
0743/0687	3/18/1991	WD	Q	V		154,300
GRANTOR: CHAMPION REALTY CORP						
GRANTEE: JO N WARD						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	6200	A	PASTURE 3	0					140.00	AC		1.00	1.00	1.00	280.00	280.00	39,200							
2	9910	M	MKT.VAL.AG	0					140.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	630,000							

REVIEW DATE 08/10/2023 BY JB Total Acres: 140.00 Total Land Value: 39,200 Market: 630,000 Agricultural: 39,200 Common: 0 PRINTED 11/17/2026 BY SYS