

COMM NW COR OF NW1/4 OF SW1/4,  
 RUN S 361.31 FT TO C/L SR-247,  
 NE ALONG C/L 11.82 FT, SE 50

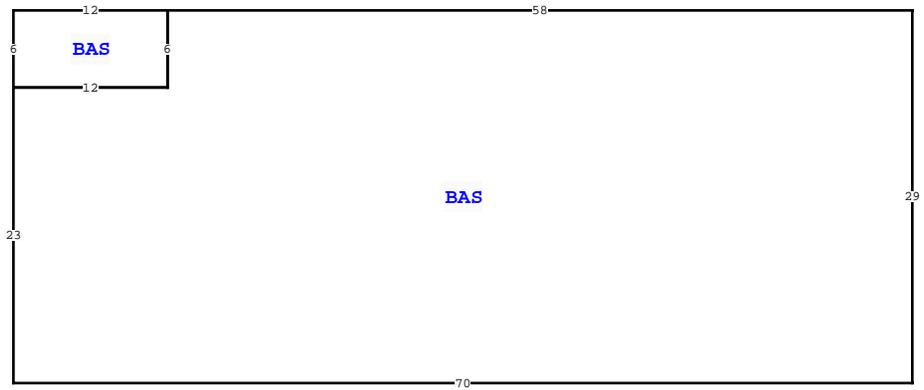
GUSTAVSON CHANTAL STE-MARIE/GUSTAVSON D TODD  
 199 SW LEISURE DR  
 LAKE CITY, FL 32025

**2026**

01-4S-16-02678-001  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	5,168	124.6256	142.07	734,218	1970	1995	0	0	30.00	70.00		
1 SINGLE FAM			100% - 0	Heated Area: 4030				HX Base Yr					



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	0100	SINGLE FAMILY			1416.00	1.00/
					06		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	72	100		72	7,160		
BAS	1,958	100		1,958	194,721		
BAS	2,000	100		2,000	198,898		
FGR	1,193	55		656	65,239		
FOP	1,606	30		482	47,935		
<b>TOTALS</b>	<b>6,829</b>			<b>5,168</b>	<b>513,953</b>		

EXTRA FEATURES																	
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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	800.00	800.00	50	0	0	3	50	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	480.00	UT	6.50	6.50	100	2009	2009	3	100	3,120	

LAND DESCRIPTION										TOTAL OB/XF														
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.17	35,000.00	40,950.00	40,950							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			513,953	
TOTAL MARKET OB/XF VALUE			4,720	
TOTAL LAND VALUE - MARKET			40,950	
TOTAL MARKET VALUE			559,623	
SOH/AGL Deduction			448,943	
ASSESSED VALUE			110,680	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			59,269	
TOTAL JUST VALUE			559,623	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			557,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19419	ADDN SFR	373	04/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0885/2054	8/06/1999	WD	Q	I	01	100
GRANTOR: CHANTAL STE-MARIE						
GRANTEE: CHANTAL STE-MARIE &						
0778/1223	8/05/1993	WD	Q	I	03	0
GRANTOR: CLAUDE STE-MARIE						
GRANTEE: CHANTAL STE-MARIE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W58 BAS= W12 S6 E12 N6\$S6 W12 S23 E70 N29\$ BAS= 2000\$ FGR= 1193\$ FOP= 1606\$.	