LOT 2 UNIT 4 MAY-FAIR S/D.

ORB 813-1586, 846-1628, 888-1631

GASKILL SHANE E
4710 NE 48TH CT
HIGH SPRINGS, FL 32643

2027

02-4S-16-02911-402

BUILDING CHARACTERISTICS

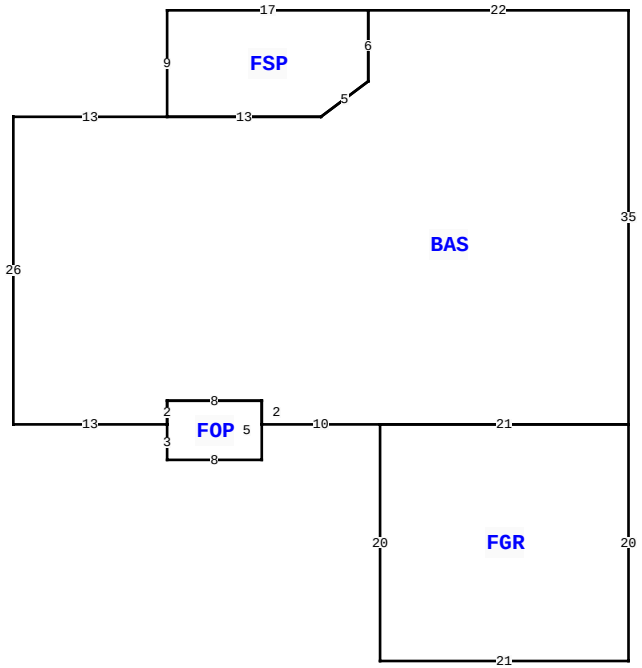
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	131,368
FGR	420	55		231	19,705
FOP	40	30		12	1,024
FSP	147	40		59	5,033
TOTALS	2,147			1,842	157,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,842	114.4640	125.91	231,926	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 0% - 2021 Heated Area: 1540 HX Base Yr



175 SW FRITZ GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	0	0	906.00	UT	1.50	1.50	100	1995	1995	3	100	1,359	
2	0294	SHED WOOD/	0	0	12	24	288.00	UT	12.00	12.00	100	2009	2009	3	100	3,456	
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
4	0120	CLFENCE 4	0	0	0	0	240.00	UT	6.50	6.50	100	2009	2009	3	100	1,560	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	157,130
TOTAL MARKET OB/XF VALUE	6,775
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	198,905
SOH/AGL Deduction	0
ASSESSED VALUE	198,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,905
TOTAL JUST VALUE	198,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041949	Roof Replacement	10,570	05/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/1217	9/13/2013	WD	Q	I	01	127,900
GRANTOR: MARY L LAFAYE & HER H						
GRANTEE: SHANE E GASKILL						
1261/1215	9/13/2013	WD	U	I	11	100
GRANTOR: LOUISE WHEELER LARSON						
GRANTEE: MARY L LAFAYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= W17 S9 E13 U3 R4 N6$ S6 L4 D3 W13 W13S26 E13 FOP= S3 E8 N5 W8 S2$ N2 E8 S2 E10 FGR= S20 E21 N20W21$ E21 N35$.

LAND DESCRIPTION

TOTAL OB/XF 6,775

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/25/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS