LOT 14 SUZANNE S/D UNIT 1.

837-1604, 903-572, 904-631, WD 1

GLD PROPERTY, LLC
169 SW DUSK GLN
LAKE CITY, FL 32024

2027

03-4S-17-07570-014

BUILDING CHARACTERISTICS

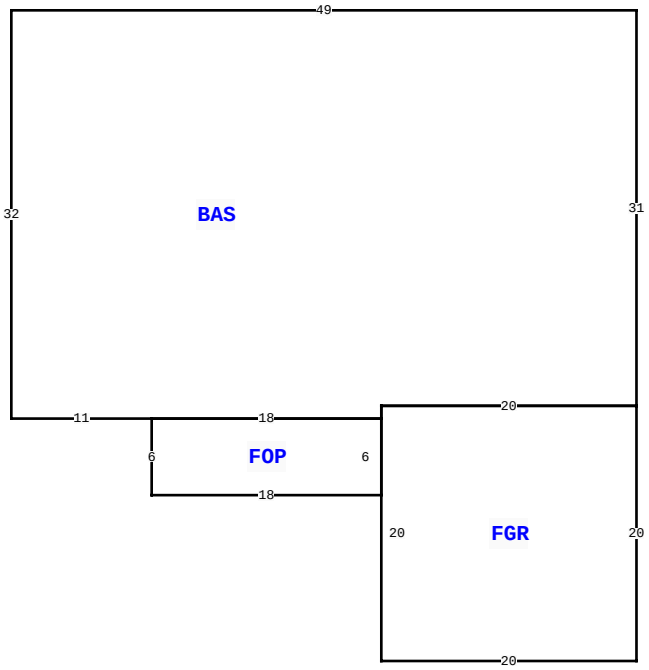
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100		1,548	193,384
FGR	400	55		220	27,484
FOP	108	30		32	3,998
TOTALS	2,056			1,800	224,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	119.5425	131.50	236,700	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2023 Heated Area: 1548 HX Base Yr



551 SE PLANT ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	224,865
TOTAL MARKET OB/XF VALUE	1,643
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	245,008
SOH/AGL Deduction	0
ASSESSED VALUE	245,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,008
TOTAL JUST VALUE	245,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37442	SFR	0	05/07/2020
37442	SFR	720	11/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/732	11/09/2022	WD	U	I	11	100
GRANTOR: DAVID JAMES EDWARD SR						
GRANTEE: GLD PROPERTY, LLC						
1359/0690	5/01/2018	WD	Q	V	01	4,000
GRANTOR: JUNIOR & SHIRLEY CHAN						
GRANTEE: JAMES EDWARD DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=100,20] W49 S32 E11 E18 N1 E20 N31 $
FOP=[ORIG=62,52] E18 S6 W18 N6 $
FGR=[ORIG=80,51] E20 S20 W20 N20 $
.

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	730.00	UT	2.25	2.25	100	2021	2020		100	1,643	

LAND DESCRIPTION

TOTAL OB/XF 1,643

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/28/2020 BY HC Total Acres: 0.40 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS