LOT 4 GABLES S/D.

WD 1222-80, WD 1244-847, WD 1443

FLEMING LARRY
3393 NW MOORE RD
LAKE CITY, FL 32055

2027

06-3S-16-02017-104

BUILDING CHARACTERISTICS

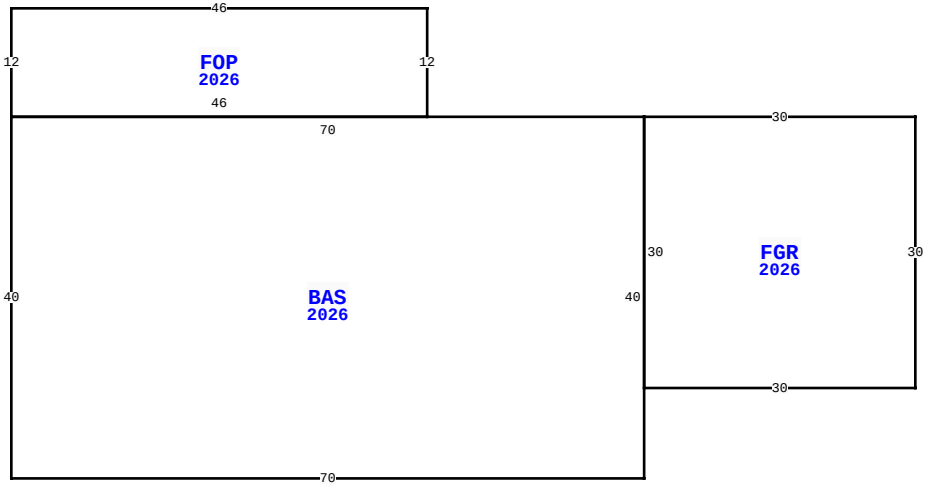
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	6316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2026	2,800	333,564
FGR	900	55	2026	495	58,969
FOP	552	30	2026	166	19,776
TOTALS	4,252			3,461	412,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,461	108.3000	119.13	412,309	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2800 HX Base Yr



331 NW GABLES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	412,309
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	57,600
TOTAL MARKET VALUE	471,909
SOH/AGL Deduction	0
ASSESSED VALUE	471,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,909
TOTAL JUST VALUE	471,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046617	New Residential C	250,000	03/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/863	7/20/2021	WD	Q	V	01	41,100
GRANTOR: PELLETIER JAVIER						
GRANTEE: FLEMING LARRY						
1443/961	7/12/2021	WD	U	V	11	100
GRANTOR: JEAN WOODLANDS LLC						
GRANTEE: PELLETIER JAVIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=19,14] E70 S40 W70 N40 $
FOP=[YR=2026;ORIG=19,2] E46 S12 W46 N12 $
FGR=[YR=2026;ORIG=89,14] E30 S30 W30 N30 $
.

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	400.00	UT	5.00	5.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	0		A-3	0.00	0.00	4.80	AC		1.00	1.00	1.00	12,000.00	12,000.00	57,600							

REVIEW DATE 03/18/2026 BY robin Total Acres: 4.80 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 11/17/2026 BY SYS