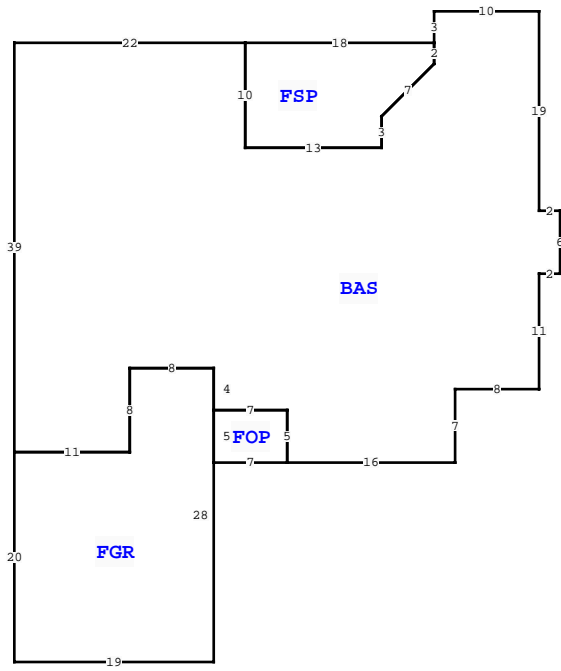




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	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	6417.1200 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2006									Heated Area: 1716	HX Base Yr 2006



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	169,431
FGR	444	55		244	24,091
FOP	35	30		10	987
FSP	153	40		61	6,023
TOTALS	2,348			2,031	200,533

909 SW GATOR CT, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0		618.00	UT	2.50				2.50	1,545	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	200,533			
TOTAL MARKET OB/XF VALUE	1,545			
TOTAL LAND VALUE - MARKET	22,500			
TOTAL MARKET VALUE	224,578			
SOH/AGL Deduction	78,892			
ASSESSED VALUE	145,686			
TOTAL EXEMPTION VALUE	HX HB WX 56,411			
BASE TAXABLE VALUE	89,275			
TOTAL JUST VALUE	224,578			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	227,084			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3212	SFR	462	03/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1055/0649	8/12/2005	WD Q	Q	I		168,900
GRANTOR: GATEWAY PROPERTIES						
GRANTEE: ABE & PATRICIA ANN						
1038/2123	2/15/2005	WD Q	Q	V	01	535,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W10 S3 FSP= W18 S10 E13 N3 R5 U5 N2\$ S2 D5 L5 S3 W13 N10 W22 S39 FGR= S20 E19 N28 W8 S8 W11\$ E11 N8 E8 S4 FOP= S5 E7 N5 W7\$ E7 S5 E16 N7 E8 N11 E2 N6 W2 N19\$.													

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	1.00	22,500.00	22,500.00	22,500							