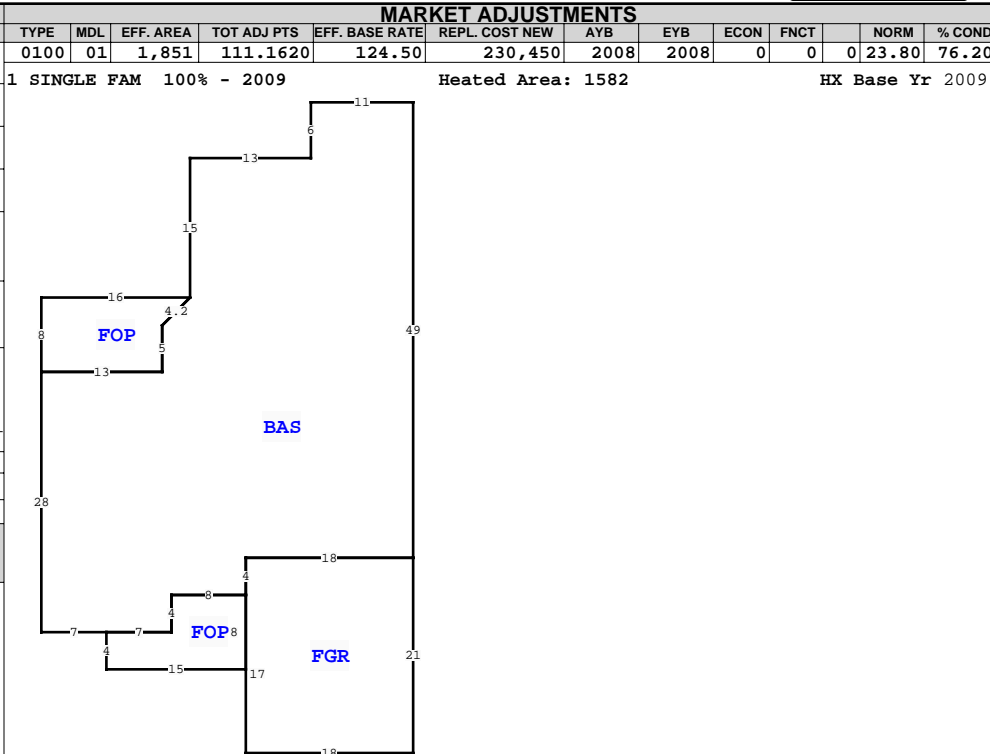


ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 80			
Exterior Wall	19	COMMON BRK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.1200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100		1,582	150,083
FGR	378	55		208	19,733
FOP	92	30		28	2,656
FOP	109	30		33	3,131
TOTALS	2,161			1,851	175,603



912 SW GATOR CT, LAKE CITY

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

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		3.00	100	2008	2008	3	100	2,295	

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									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			175,603
TOTAL MARKET OB/XF VALUE			2,295
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			200,398
SOH/AGL Deduction			63,341
ASSESSED VALUE			137,057
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			85,646
TOTAL JUST VALUE			200,398
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,624

SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
60	SFR	451	02/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1161/0638	10/24/2008	WD Q	Q	I		176,900
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: KATHRYN A CREWS						
1038/2123	2/15/2005	WD Q	V	01		535,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W11 S6 W13 S15 FOP= W16 S8 E13 N5 R3 U3 \$ D3 L3 S5
W13 S28 E7 FOP=	S4 E15 N8 W8 S4 W7\$ E7 N4 E8 FGR= S17 E18
N21 W18 S4\$ N4 E18 N49\$.	