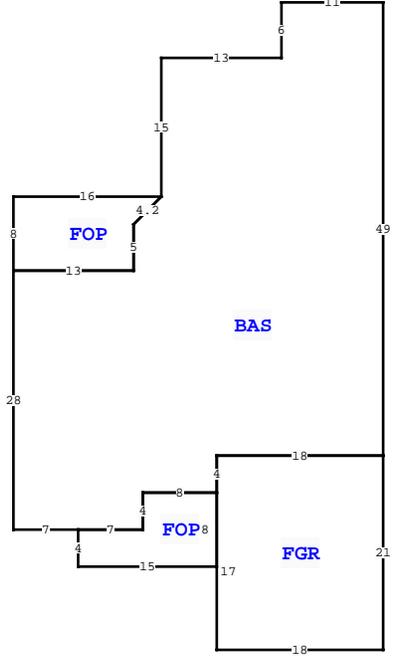


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	80		
Exterior Wall	19	COMMON BRK	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	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	152,759
FGR	378	55		208	20,085
FOP	92	30		28	2,704
FOP	109	30		33	3,187
TOTALS	2,161			1,851	178,734

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%	- 2009								
					Heated Area: 1582						
						HX Base Yr 2009					



912 SW GATOR CT, LAKE CITY

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

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			3.00	100	2008	2008	3	100	2,295	

TOTAL OB/XF 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	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			178,734
TOTAL MARKET OB/XF VALUE			2,295
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			203,529
SOH/AGL Deduction			66,472
ASSESSED VALUE			137,057
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			85,646
TOTAL JUST VALUE			203,529
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,624
SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/0638	10/24/2008	WD 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									
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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\$.									