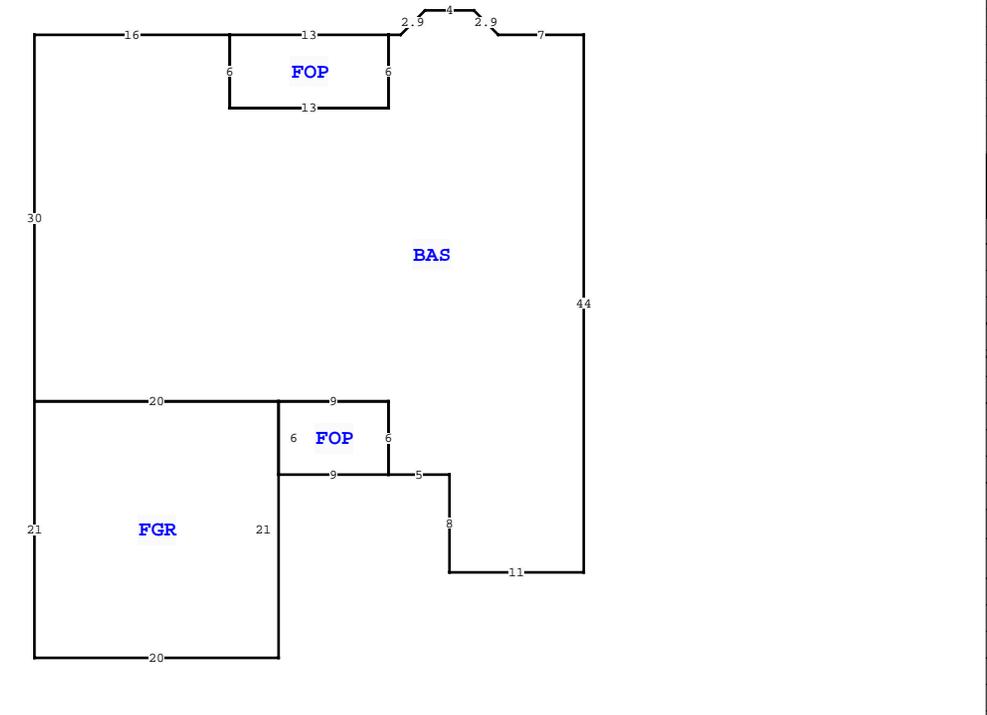


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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%	- 2024									Heated Area: 1468	HX Base Yr 2024



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	1,468	100		1,468	166,144
FGR	420	55		231	26,144
FOP	54	30		16	1,811
FOP	78	30		23	2,603
TOTALS	2,020			1,738	196,703

900 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			689.00	UT	2.50				2.50	100	2005	2005	3	100	1,723	
2	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				0.00	100	2016	2016	3	100	1,200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			196,703
TOTAL MARKET OB/XF VALUE			2,923
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			222,126
SOH/AGL Deduction			0
ASSESSED VALUE			222,126
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			170,715
TOTAL JUST VALUE			222,126
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3213	SFR	460	03/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1204	4/28/2023	WD Q	Q	I	01	249,900
GRANTOR: STUART HALE CORP						
GRANTEE: NICKELSON DAISY						
1364/2324	7/17/2018	WD Q	Q	I	01	135,400
GRANTOR: ZAK TOLLEFSON						
GRANTEE: STUART HALE CORP						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W7 L2 U2 W4 D2 L2 W1 FOP= W13 S6 E13 N6\$ S6 W13 N6 W16 S30 FGR= S21 E20 N21 W20\$ E20 FOP= S6 E9 N6 W9\$ E9 S6 E5 S8 E11 N44\$.													

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							