LOTS 20 & 21 ROLLING OAKS S/D.
693-391, 695-33, CT 943-1038, 96

GEIGER DOUGLAS W/GEIGER INGRID C
554 NW ARMADILLO LN
LAKE CITY, FL 32055

2027

09-3S-16-02049-120

BUILDING CHARACTERISTICS

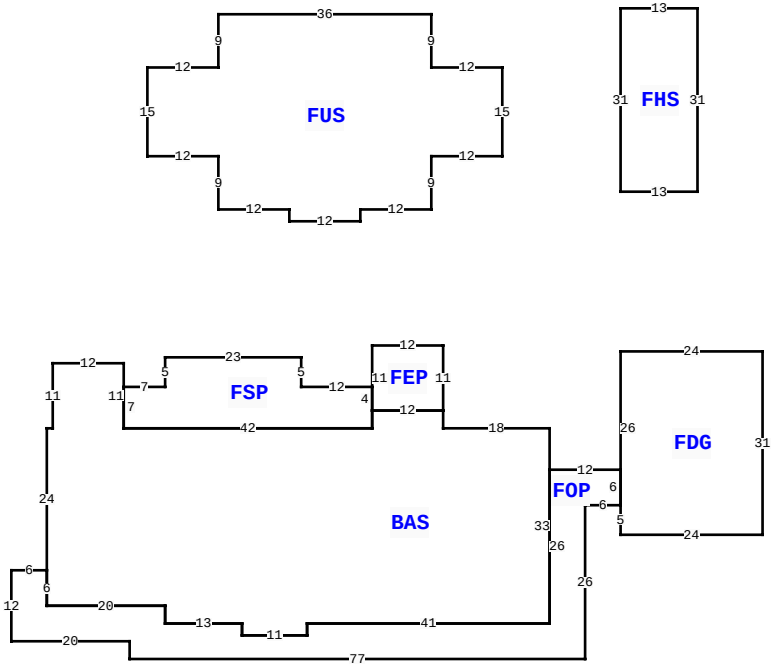
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,935	100		2,935	199,284
FDG	744	60		446	30,283
FEP	132	80		106	7,197
FHS	403	60		242	16,431
FOP	806	30		242	16,431
FSP	409	40		164	11,135
FUS	1,572	100		1,572	106,737
TOTALS	7,001			5,707	387,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,707	94.9620	104.46	596,153	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 4910 HX Base Yr 2020



384 NW ARMADILLO LN, LAKE CITY

BLD DATE		LGL DATE	04/12/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	8,452.50	8,452.50	100	0	0	3	100	8,453	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	387,499
TOTAL MARKET OB/XF VALUE	14,753
TOTAL LAND VALUE - MARKET	82,500
TOTAL MARKET VALUE	484,752
SOH/AGL Deduction	134,977
ASSESSED VALUE	349,775
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	298,364
TOTAL JUST VALUE	484,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,801

LAND:2:1: FLOOD PRONE LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052331	Electrical Servic	0	02/14/2025
10469	PUMP/UTPOL	30	11/17/1995
10366	REMODEL	25	10/23/1995
9150	PUMP/UTPOL	30	12/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1528	5/29/2019	WD	U	V	30	1,000
GRANTOR: STEVEN BEHRENWALD						
GRANTEE: DOUGLAS W GEIGER &						
1382/1812	4/16/2019	WD	U	I	12	220,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: DOUGLAS W GEIGER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N3 FEP= N11 W12 S11E12$ W12 FSP= N4 W12 N5 W23 S5 W7 S7 E42 N3$ S3 W42 N11 W12 S11 W1 S24 FOP= W6 S12 E20 S3 E77 N26 E6 FDG= S5 E24N31 W24 S26$ N6 W12 S26 W41 S2W11 N2 W13 N3 W20 N6$ S6 E20 S3 E13 S2 E11 N2 E41 N33$ PTR= N70 W20 FUS= W36 S9 W12S15 E12 S9 E12 S2 E12 N2 E12 N9 E12 N15 W12 N9$E20 S70$ PTR= N40 E12 FHS= E13 N31 W13 S31$ S40 W12$.

LAND DESCRIPTION

TOTAL OB/XF 14,753

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	55,000.00	27,500.00	27,500							

REVIEW DATE 03/04/2025 BY TW Total Acres: 20.05 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 11/17/2026 BY SYS