LOT 15 WOODHAVEN S/D UNIT 4.

516-232, 875-1727, 984-2729, LE

GUNTER ALLAN R/GUNTER ANGIE M
262 SE CUSTER WAY
LAKE CITY, FL 32025

2027

09-4S-17-08300-087

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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

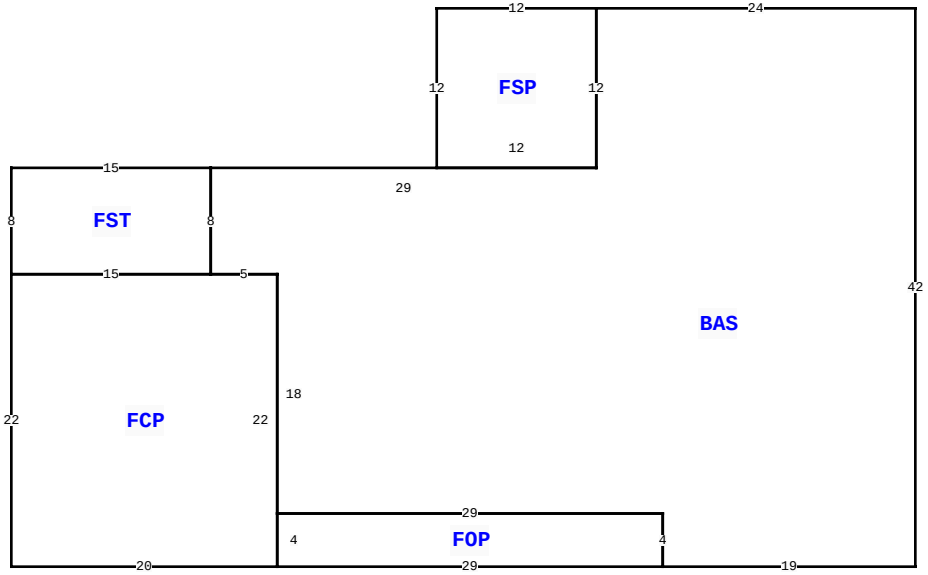
NEIGHBORHOOD/LOC 9417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100		1,652	127,911
FCP	440	25		110	8,517
FOP	116	30		35	2,710
FSP	144	40		58	4,491
FST	120	55		66	5,110
TOTALS	2,472			1,921	148,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	108.2900	119.12	228,830	1980	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1652 HX Base Yr 2004



262 SE CUSTER WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,740
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		169,740
SOH/AGL Deduction		54,639
ASSESSED VALUE		115,101
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,690
TOTAL JUST VALUE		169,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1	5/12/2022	LE	U	I	14	100
GRANTOR: GUNTER ALLAN R						
GRANTEE: GUPTA KELY M						
0984/2729	5/30/2003	WD	Q	I		93,500
GRANTOR: SAMUEL J LENEAVE III						
GRANTEE: ALLAN R & ANGIE M G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W12 S12 E12 N12$ S12 W29 FST= W15 S8 E15 N8$ S8 FCP= W15 S22 E20 N22 W5$ E5 S18 FOP= S4 E29 N4 W29$ E29 S4 E19 N42$.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	18,500.00	18,500.00	18,500							

REVIEW DATE 04/10/2017 BY BC Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS