

COMM SW COR OF SE1/4 OF SW1/4, R
 POB, CONT N 357.93 FT, E 210.0 F
 358.03 FT, W 210.0 FT TO POB.

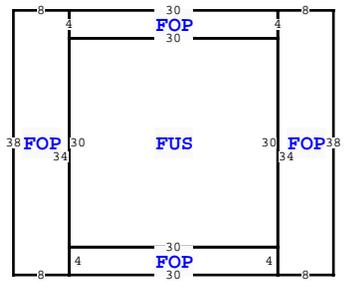
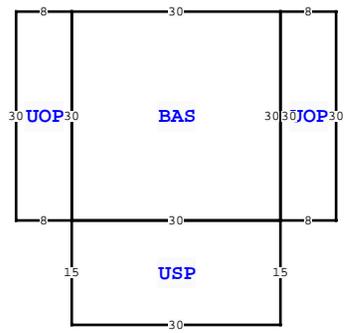
LANGE TRACY
 345 SE GATOR LN
 LAKE CITY, FL 32025

2026

09-4S-17-08301-040


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 50				
17	MSNRY STUC 50				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
04	PLYWOOD 60				
05	DRYWALL 40				
14	CARPET 90				
13	LAM/VNLPLK 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	2 100				
	2 100				
01	NONE 100				
2.	2. 100				
05	CONV 100				
	0 100				
02	02 100				
01	01 100				
05	05				
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA 06		
NEIGHBORHOOD/LOC		9417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	63,660
FOP	120	30		36	2,547
FOP	120	30		36	2,547
FOP	304	30		91	6,437
FOP	304	30		91	6,437
FUS	900	100		900	63,660
UOP	240	20		48	3,395
UOP	240	20		48	3,395
USP	450	35		158	11,176
TOTALS		3,578		2,308	163,252

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2022									Heated Area: 1800 HX Base Yr	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		163,252	
TOTAL MARKET OB/XF VALUE		400	
TOTAL LAND VALUE - MARKET		19,780	
TOTAL MARKET VALUE		183,432	
SOH/AGL Deduction		0	
ASSESSED VALUE		183,432	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		183,432	
TOTAL JUST VALUE		183,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,432	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041862	Roof Replacement	15,599	05/06/2021
40646	ELECTRICAL	0	09/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/340	3/31/2021	WD	U	I	12	75,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: LANGE TRACY						
1389/0886	6/28/2019	QC	U	I	11	94,571
GRANTOR: ROBERT KEITH COWIE						
GRANTEE: FLORIDA CREDIT UNIO						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

TOTAL OB/XF													
345 SE GATOR LN, LAKE CITY													
TOTAL OB/XF 400													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= N30 W30 UOP= W8 S30 E8 N30\$ S30 USP= S15 E30 N15 W30\$ E30\$ UOP= E8 N30 W8 S30\$PTR=N40 FOP= N38 W8 FOP= W30 S4 E30 N4\$ S4 FUS= W30 FOP= N4 W8 S38 E8 N34\$ S30 FOP= S4 E30 N4 W30\$ E30 N30\$ S34 E8\$ S40\$.													

LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	1.72	AC		1.00	1.00	1.00	11,500.00	11,500.00	19,780							