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

2027

09-4S-17-08301-040

BUILDING CHARACTERISTICS

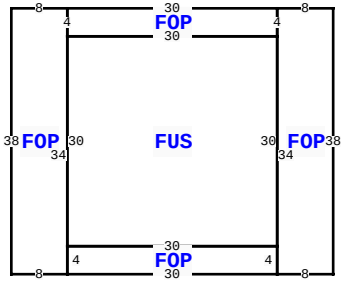
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.00	1.00/

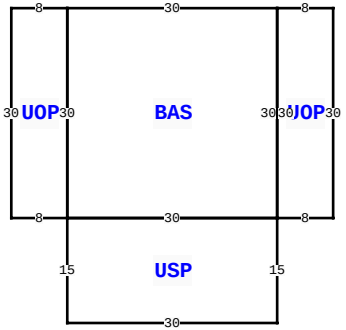
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	62,525
FOP	120	30		36	2,501
FOP	120	30		36	2,501
FOP	304	30		91	6,322
FOP	304	30		91	6,322
FUS	900	100		900	62,525
UOP	240	20		48	3,335
UOP	240	20		48	3,335
USP	450	35		158	10,977
TOTALS	3,578			2,308	160,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,308	97.1649	106.88	246,679	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1800 HX Base Yr





345 SE GATOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	160,341
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	19,780
TOTAL MARKET VALUE	180,521
SOH/AGL Deduction	0
ASSESSED VALUE	180,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,521
TOTAL JUST VALUE	180,521
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						

BUILDING NOTES

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 400

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

REVIEW DATE 06/21/2021 BY JS Total Acres: 1.72 Total Land Value: 19,780 Market: 0 Agricultural: 0 Common: 19,780 PRINTED 11/17/2026 BY SYS