

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.

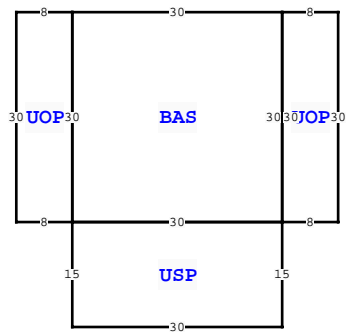
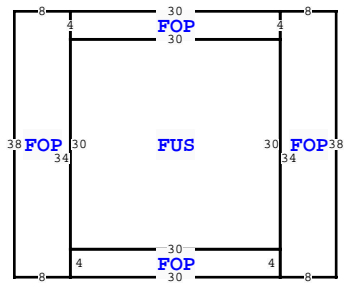
LANGE TRACY  
 345 SE GATOR LN  
 LAKE CITY, FL 32025

**2026**

09-4S-17-08301-040

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	08	WD OR PLY	50		
Exterior Wall	17	MSNRY STUC	50		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	PLYWOOD	60		
Interior Wall	05	DRYWALL	40		
Interior Floor	14	CARPET	90		
Interior Floor	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		
Architectural	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	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 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	

345 SE GATOR LN, LAKE CITY

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

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\$.												

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	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								