COMM SE COR OF NW1/4 THENCE RUN
TO PT ON N R/W LINE OF TROY RD &
N 349.87 FT, W 182.91 FT, S 349.

GATZKE ALAN J/GATZKE MARY
733 SW TROY ST
LAKE CITY, FL 32024

2027

10-4S-16-02850-000

BUILDING CHARACTERISTICS

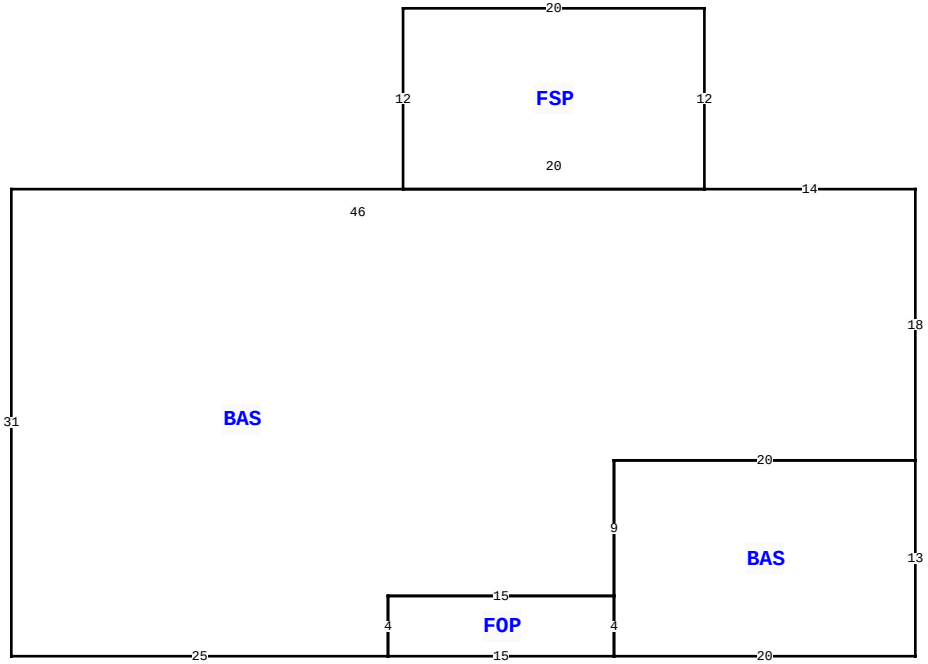
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	22,331
BAS	1,540	100		1,540	132,271
FOP	60	30		18	1,546
FSP	240	40		96	8,245
TOTALS	2,100			1,914	164,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	111.5500	122.70	234,848	1977	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2016 Heated Area: 1800 HX Base Yr 2016



733 SW TROY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,394
TOTAL MARKET OB/XF VALUE		4,382
TOTAL LAND VALUE - MARKET		71,785
TOTAL MARKET VALUE		198,535
SOH/AGL Deduction		98,809
ASSESSED VALUE		99,726
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,315
TOTAL JUST VALUE		240,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053976	Roof Replacement	12,875	09/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1108	7/07/2023	WD	U	V	11	0
GRANTOR: GATZKE MARY L						
GRANTEE: GATZKE MARY L						
1367/0650	8/23/2018	WD	U	V	11	100
GRANTOR: PAUL C MCKAIN						
GRANTEE: MARY L GATZKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W20 S12 E20$ W46 S31 E25 FOP= E15 N4 W15 S4$ N4 E15 BAS= S4 E20 N13 W20 S9$ N9 E20 N18$.

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	0296	SHED METAL	0	100	21	14	294.00	UT	0.45	0.45	100	0	0	3	100	132	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,382

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	2.47	AC		1.00	1.00	1.00	11,500.00	11,500.00	28,405							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.82	AC		1.00	1.00	1.00	281.00	281.00	1,354							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.82	AC		1.00	1.00	1.00	9,000.00	9,000.00	43,380							

REVIEW DATE 09/24/2025 BY chuck Total Acres: 7.29 Total Land Value: 29,759 Market: 43,380 Agricultural: 1,354 Common: 28,405 PRINTED 11/17/2026 BY SYS