LOT 21 MAY-FAIR S/D UNIT 2.
908-1511, WD 1502-2735, DC 1502-

GORSKI DONALD S LIVING TRUST DATED NOVEMBER 1, 200
278 SW COURTESY WAY
LAKE CITY, FL 32024

2027

11-4S-16-02911-221

BUILDING CHARACTERISTICS

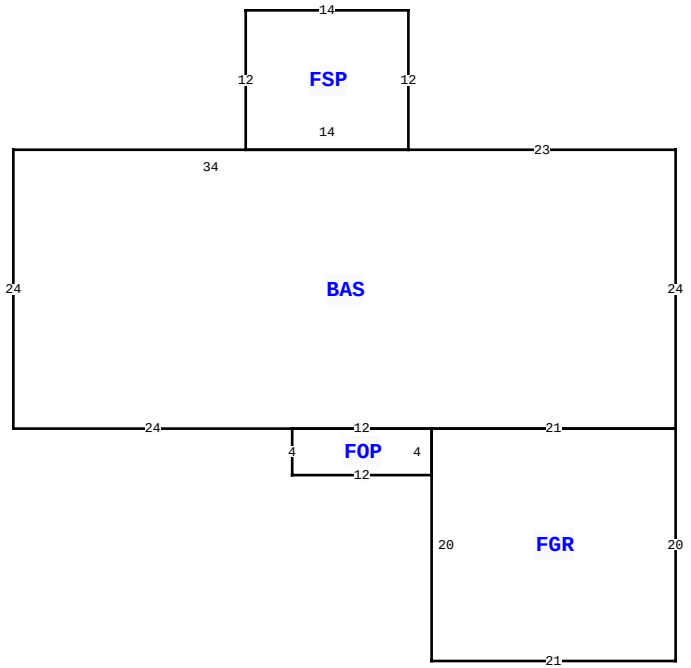
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	135,218
FGR	420	55		231	22,833
FOP	48	30		14	1,384
FSP	168	40		67	6,622
TOTALS	2,004			1,680	166,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	122.8920	135.18	227,102	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2001 Heated Area: 1368 HX Base Yr 2001



278 SW COURTESY WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
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		166,057
TOTAL MARKET OB/XF VALUE		2,239
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		203,296
SOH/AGL Deduction		77,338
ASSESSED VALUE		125,958
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		69,547
TOTAL JUST VALUE		203,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16705	SFR	235	03/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2735	10/31/2023	WD	U	I	11	100
GRANTOR: GORSKI DONALD S						
GRANTEE: GORSKI DONALD S LIV						
0908/1511	8/14/2000	WD	Q	I		87,900
GRANTOR: P GIEBEIG						
GRANTEE: DONALD & ELAINE GOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N12 W14 S12 E14$ W34 S24 E24 FOP= S4 E12 N4 W12$ E12 FGR= S20 E21 N20 W21$ E21 N24$.

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	826.00	UT	1.50	1.50	100	2000	2000	3	100	1,239	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2000	2000	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,239

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS