LOT 19 SOUTHERN LANDINGS AVIATIO
WD 1035-818. WD 1103-152.

GORDON KEITH/GORDON BETTY A
244 SW PLANTATION TER
LAKE CITY, FL 32025-0627

2027

12-4S-16-02941-119

BUILDING CHARACTERISTICS

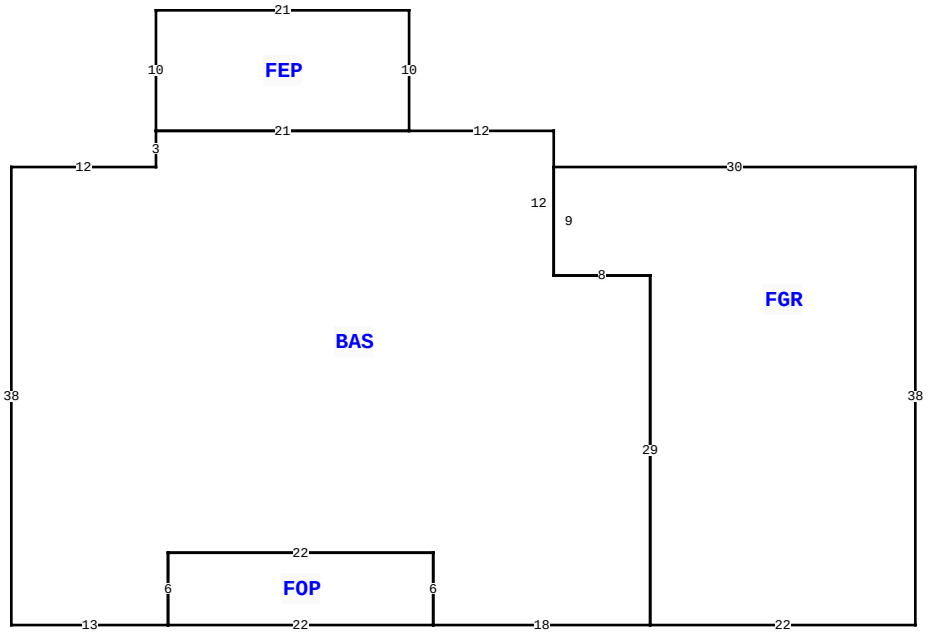
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100		1,909	249,498
FEP	210	80		168	21,957
FGR	908	55		499	65,217
FOP	132	30		40	5,227
TOTALS	3,159			2,616	341,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	129.1444	142.06	371,629	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1909 HX Base Yr 2018



244 SW PLANTATION TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,200	
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		341,899
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		383,899
SOH/AGL Deduction		171,855
ASSESSED VALUE		212,044
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,633
TOTAL JUST VALUE		383,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34459	SFR	890	09/16/2016
26291	SFR	727	09/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1103/0152	11/22/2006	WD	U	V	09	84,000
GRANTOR: JOHN S & DONNA L DUNN						
GRANTEE: KEITH & BETTY A GOR						
1035/0818	1/11/2005	WD	U	V	08	50,000
GRANTOR: H MARSHALL & DIANA S						
GRANTEE: JOHN S & DONNA L DU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W21 S3 W12 S38 E13 N6 E22 S6 E18 N29 W8 N12 $
FGR=[ORIG=8,41] E22 N38 W30 S9 E8 S29 $
FEP=[ORIG=-12,0] N10 W21 S10 E21 $
FOP=[ORIG=-32,41] E22 N6 W22 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/25/2023 BY KS Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS