AKA LOT 7, BLOCK 9, WILSON SPRIN
PHASE 4 UNR: COMM AT NE COR OF S
01,RUN W 33.01 FT TO W R/W OF WI

GAY JAMES/GAY DOROTHY
2622 SE GILES MARTIN AVE
LAKE CITY, FL 32054

2026

12-7S-15-01439-737

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

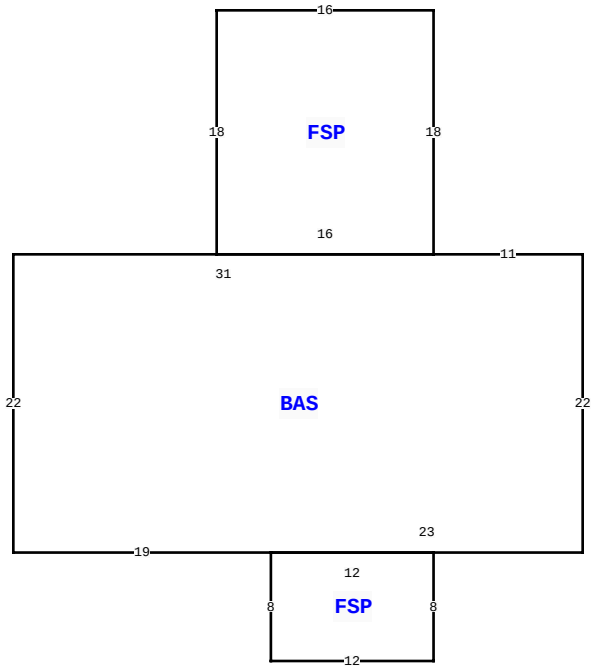
NEIGHBORHOOD/LOC 6716.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	60,240
FSP	96	40		38	2,477
FSP	288	40		115	7,498
TOTALS	1,308			1,077	70,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,077	89.5500	100.30	108,023	1956	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 924 HX Base Yr



124 SW CATFISH CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0080	DECKING	0	0	25	16	400.00	UT	7.50	7.50	25	0	0	3	25	750	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,215
TOTAL MARKET OB/XF VALUE	1,950
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	102,165
SOH/AGL Deduction	2,266
ASSESSED VALUE	99,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,899
TOTAL JUST VALUE	102,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/839	3/11/2025	LE	U	I	14	100
GRANTOR: GAY DOROTHY (ENH LE)						
GRANTEE: SHARPE KYLE J (RMDR						
1133/2354	10/11/2007	WD	Q	V	03	30,000
GRANTOR: WILSONS SPRINGS INC						
GRANTEE: JAMES & DOROTHY GAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N18 W16 S18 E16$ W31 S22 E19 FSP= S8 E12 N8 W12$ E23 N22$.

LAND DESCRIPTION

TOTAL OB/XF 1,950

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	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	0.75	40,000.00	30,000.00	30,000							

REVIEW DATE 06/30/2015 BY TW Total Acres: 4.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 06/01/2026 BY SYS