

COMM 426.73 FT E OF NW COR OF NW
18 DEG 700.31 FT FOR POB, SE 48
R/W SR-247, SW 41 DEG 459.94 FT,

GONZALEZ DANIEL
3896 SW STATE ROAD 247
LAKE CITY, FL 32024

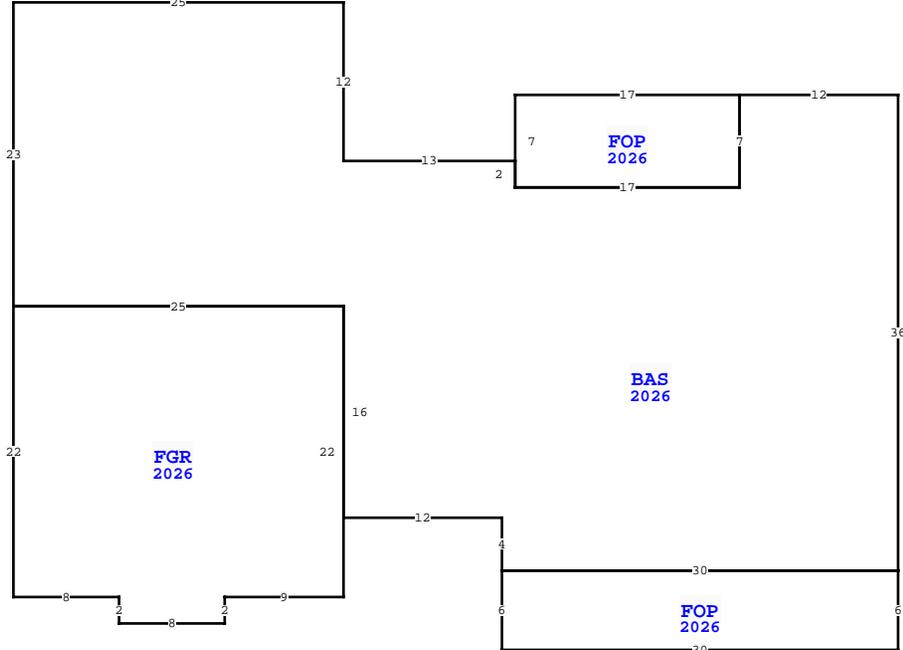
2026

15-4S-16-02994-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
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
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	15416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,855	100	2026
FGR	566	55	2026
FOP	119	30	2026
FOP	180	30	2026
TOTALS	2,720		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,256	111.8700	125.29	282,654	2025	2025	0	0	0.00	100.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1855 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	282,654		
TOTAL MARKET OB/XF VALUE	1,560		
TOTAL LAND VALUE - MARKET	12,075		
TOTAL MARKET VALUE	296,289		
SOH/AGL Deduction	0		
ASSESSED VALUE	296,289		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	296,289		
TOTAL JUST VALUE	296,289		
NCON VALUE	284,214		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	12,075		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051167	New Residential C	240,000	10/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/998	3/27/2026	WD	Q	I	01	374,900

GRANTOR: HAPPY LAND DEVELOPMEN
GRANTEE: GONZALEZ DANIEL
1513/1601 4/30/2024 WD Q V 05 114,000
GRANTOR: LAKE CITY PROPERTY DE
GRANTEE: HAPPY LAND DEVELOPM

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=68,16] W12 S7 W17 N2 W13 N12 W25 S23 E25 S16 E12 S4 E30 N36 \$	
FGR=[YR=2026;ORIG=26,32] W25 S22 E8 S2 E8 N2 E9 N22 \$	
FOP=[YR=2026;ORIG=39,16] E17 S7 W17 N7 \$	
FOP=[YR=2026;ORIG=38,52] E30 S6 W30 N6 \$	

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	0166	CONC,PAVMT	0	0	0	0		3.00	100	2026	2025	100	1,560	

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	DPH 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		00	0.00	0.00	1.05	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,075								