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

**2027**

**15-4S-16-02994-005**

## BUILDING CHARACTERISTICS

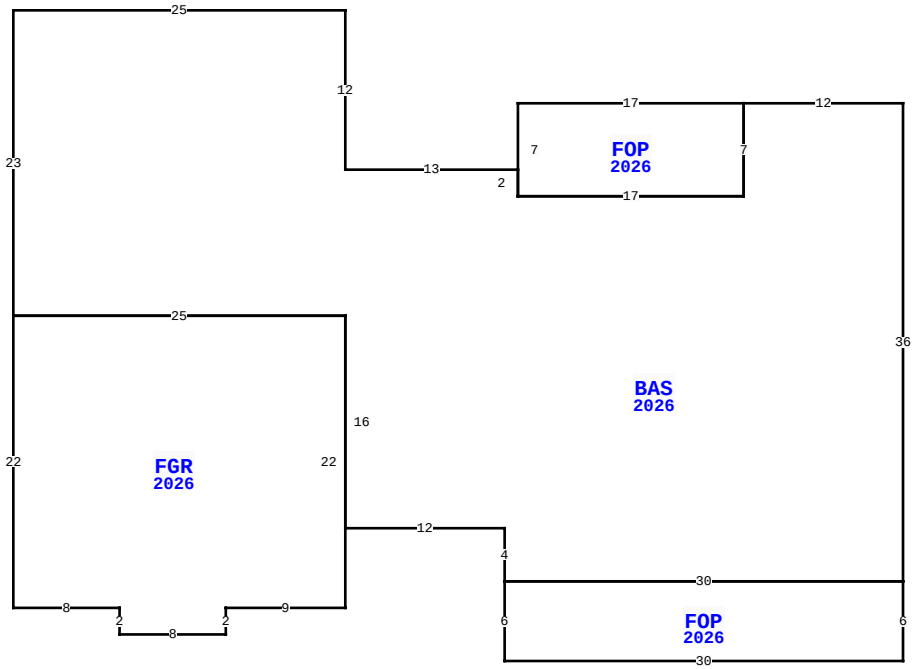
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,855 | 100 | 2026 | 1,855 | 228,276 |
| FGR | 566 | 55 | 2026 | 311 | 38,272 |
| FOP | 119 | 30 | 2026 | 36 | 4,430 |
| FOP | 180 | 30 | 2026 | 54 | 6,645 |
| TOTALS | 2,720 | | | 2,256 | 277,623 |

## 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 | 123.06 | 277,623 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1855 HX Base Yr




3896 SW STATE ROAD 247, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 277,623 |
| TOTAL MARKET OB/XF VALUE | 1,560 |
| TOTAL LAND VALUE - MARKET | 12,075 |
| TOTAL MARKET VALUE | 291,258 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 291,258 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 291,258 |
| TOTAL JUST VALUE | 291,258 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 296,289 |

| 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

| 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 | 0 | 0 | 0 | 520.00 | UT | 3.00 | 3.00 | 100 | 2026 | 2025 | | 100 | 1,560 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,560

| 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 | 0 | | 00 | 0.00 | 0.00 | 1.05 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 12,075 | | | | | | | |

REVIEW DATE 02/27/2026 BY robin Total Acres: 1.05 Total Land Value: 12,075 Market: 0 Agricultural: 0 Common: 12,075 PRINTED 11/17/2026 BY SYS