



ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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/VNLPLK 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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,632	119.3400	136.05	222,034	2024	2024	0	0	1.50	98.50

1 SINGLE FAM 0% - 2025 Heated Area: 1328 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			218,703
TOTAL MARKET OB/XF VALUE			3,240
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			240,443
SOH/AGL Deduction			0
ASSESSED VALUE			240,443
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			240,443
TOTAL JUST VALUE			240,443
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,873

MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	15416.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100	2025	1,328	177,964
FGR	484	55	2025	266	35,646
FOP	42	30	2025	13	1,742
FOP	84	30	2025	25	3,350
TOTALS	1,938			1,632	218,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047727	New Residential C	189,000	07/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/2650	5/03/2024	QC	U	I	11	100
GRANTOR: GATOR LAND DEVELOPMEN						
GRANTEE: GLD PROPERTY LLC						
1485/240	2/17/2023	WD	Q	V	01	26,500
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: GATOR LAND DEVELOPM						

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	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
2	0166	CONC,PAVMT	0	0	0	0	480.00	UT	3.00	3.00	100	2025	2024		100	1,440	

EXTRA FEATURES		200 SW CHERRY BLOSSOM WAY, LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023	MLU
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BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=10,-11] W10 S6 W14 N6 W22 S29 E22 S2 E6 S6 E12 N13 E6 N24 \$	
FOP=[YR=2025;ORIG=-14,-11] E14 S6 W14 N6 \$	
FGR=[YR=2025;ORIG=-36,18] E22 S22 W22 N22 \$	
FOP=[YR=2025;ORIG=-14,20] E6 S7 W6 N7 \$	

LAND DESCRIPTION		TOTAL OB/XF 3,240																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							