W1/2 OF NE1/4 OF SE1/4 OF NW1/4
(AKA PARCEL 15 FAB RD SURVEY).

WITT LARRY E/WITT CLAUDIA S
283 SW GENT GLEN
LAKE CITY, FL 32024-9350

**2027**

**18-4S-16-03059-014**

## BUILDING CHARACTERISTICS

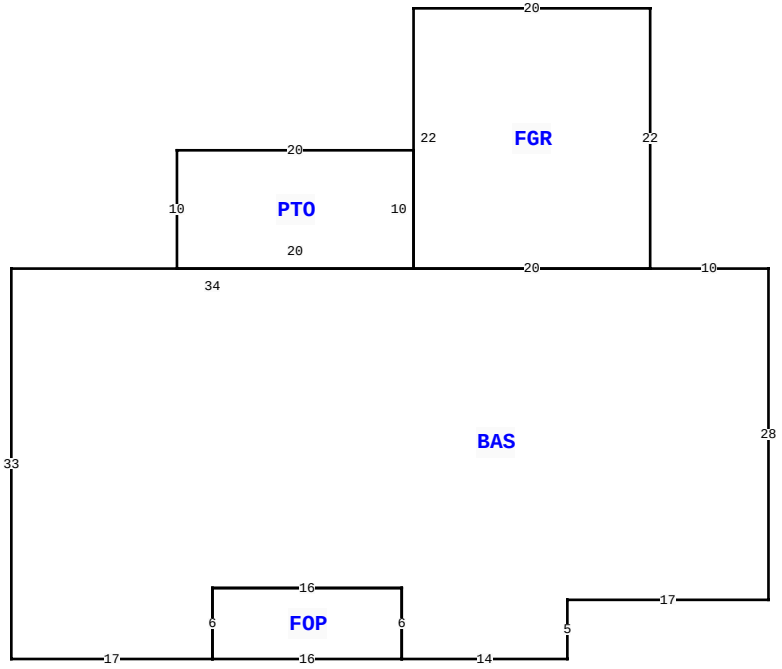
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 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 01 |
| NEIGHBORHOOD/LOC | 18416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,931 | 100 | | 1,931 | 158,517 |
| FGR | 440 | 55 | | 242 | 19,866 |
| FOP | 96 | 30 | | 29 | 2,381 |
| PTO | 200 | 5 | | 10 | 821 |
| TOTALS | 2,667 | | | 2,212 | 181,585 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,212 | 111.9380 | 123.13 | 272,364 | 1994 | 1994 | 0 | 0 | 0 | 33.33 | 66.67 |

1 SINGLE FAM 100% - 0 Heated Area: 1931 HX Base Yr




283 SW GENT GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 108.00 | UT | 1.50 | 1.50 | 100 | 1994 | 1994 | 3 | 100 | 162 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1994 | 1994 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 12 | 20 | 240.00 | UT | 3.00 | 3.00 | 50 | 2006 | 2006 | 3 | 50 | 360 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 | 24 | 34 | 816.00 | UT | 11.00 | 11.00 | 100 | 2014 | 2014 | 3 | 100 | 8,976 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 34 | 408.00 | UT | 2.50 | 2.50 | 100 | 2014 | 2014 | 3 | 100 | 1,020 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 181,585 |
| TOTAL MARKET OB/XF VALUE | | 18,718 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 260,303 |
| SOH/AGL Deduction | | 92,672 |
| ASSESSED VALUE | | 167,631 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 116,220 |
| TOTAL JUST VALUE | | 260,303 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 263,606 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053532 | Remodel | 19,000 | 07/07/2025 |
| 31934 | MAINT/ALTR | 50 | 05/06/2014 |
| 8422 | SFR | 57,000 | 05/26/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0793/1569 | 7/26/1994 | WD | Q | I | 03 | 0 |
| GRANTOR: CLAUDIA S ALFORD | | | | | | |
| GRANTEE: STEVEN W & CLAUDIA | | | | | | |
| 0791/2305 | 6/14/1994 | WD | Q | I | 02 | 0 |
| GRANTOR: FREDERICK A WEST | | | | | | |
| GRANTEE: CLAUDIA S ALFORD F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 FGR= N22 W20 S22 E20$ W20 PTO= N10 W20 S10 E20$ W34 S33 E17 FOP= E16 N6 W16 S6$ N6 E16 S6 E14 N5 E17 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 18,718

| 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 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 60,000 | | | | | | | |

REVIEW DATE 03/23/2026 BY robin Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS