E1/2 OF SE1/4 OF SE1/4 OF NW1/4, RD R/W. (AKA PARCEL 1 FAB RD SUR

RUFFO JEFFERY L
310 SW GENT GLEN
LAKE CITY, FL 32024

2027

18-4S-16-03059-019

BUILDING CHARACTERISTICS

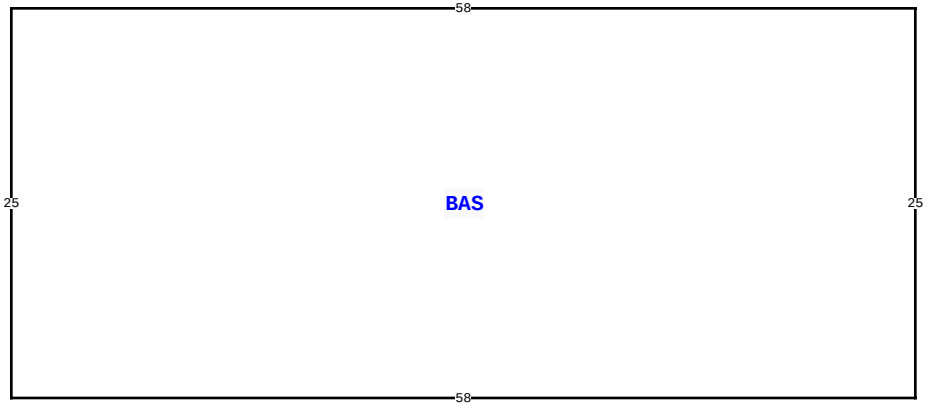
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0102	SFRES/MOBILE HOME
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	1,450	100		1,450	36,444
TOTALS	1,450			1,450	36,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,450	65.2800	71.81	104,124	1976	1976	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2023 Heated Area: 1450 HX Base Yr



310 SW GENT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,414
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	111,114
SOH/AGL Deduction	0
ASSESSED VALUE	111,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,114
TOTAL JUST VALUE	111,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33067	RECONNECT	75	06/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/421	5/26/2022	WD	U	I	30	70,000
GRANTOR: GERHARDT CASSIE A						
GRANTEE: RUFFO JEFFERY L						
0783/1141	12/08/1993	WD	U	I	12	8,000
GRANTOR: BRUNO FAORO						
GRANTEE: HARRY GERHARDT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S25 E58 N25$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
10	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

TOTAL OB/XF 7,500

LAND DESCRIPTION

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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 12/17/2024 BY JB Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS

E1/2 OF SE1/4 OF SE1/4 OF NW1/4, RD R/W. (AKA PARCEL 1 FAB RD SUR

RUFFO JEFFERY L
310 SW GENT GLEN
LAKE CITY, FL 32024

2027

18-4S-16-03059-019

BUILDING CHARACTERISTICS

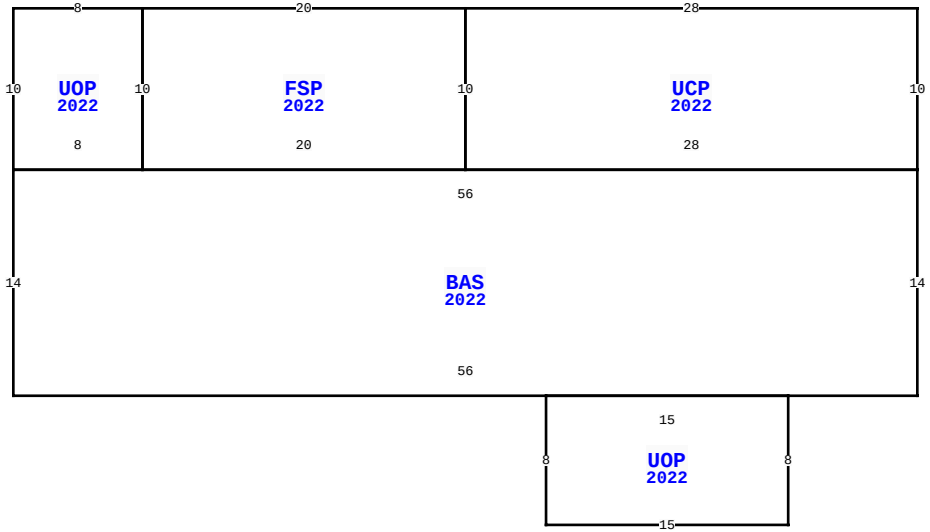
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
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	784	100	2022	784	4,826
FSP	200	40	2022	80	492
UCP	280	20	2022	56	345
UOP	80	25	2022	20	123
UOP	120	25	2022	30	185
TOTALS	1,464			970	5,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	970	51.3000	30.78	29,857	1981	1981	0	0	30	60.00	20.00

2 MOBILE HME 0% - 2023 Heated Area: 784 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

310 SW GENT GLN, LAKE CITY

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
11	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
12	0261	PRCH, UOP	0	0	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,414
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	111,114
SOH/AGL Deduction	0
ASSESSED VALUE	111,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,114
TOTAL JUST VALUE	111,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/421	5/26/2022	WD	U	I	30	70,000
GRANTOR: GERHARDT CASSIE A						
GRANTEE: RUFFO JEFFERY L						
0783/1141	12/08/1993	WD	U	I	12	8,000
GRANTOR: BRUNO FAORO						
GRANTEE: HARRY GERHARDT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=12,9] E56 S14 W56 N14 $
UCP=[YR=2022;ORIG=40,-1] E28 S10 W28 N10 $
FSP=[YR=2022;ORIG=20,-1] E20 S10 W20 N10 $
UOP=[YR=2022;ORIG=12,-1] E8 S10 W8 N10 $
UOP=[YR=2022;ORIG=45,23] E15 S8 W15 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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

REVIEW DATE 12/17/2024 BY JB Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS