



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	19417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,378	100	
FOP	72	30	
TOTALS	1,450		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,400	113.2000	129.05	180,670	2008	2008	0	0	21.25	78.75	
2 SINGLE FAM			0% - 2023	Heated Area: 1378			HX Base Yr					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>53</p> <p>25</p> <p>26</p> <p>24</p> <p>18</p> <p>18</p> <p>4</p> <p>4</p> <p>29</p> <p>BAS</p> <p>FOP</p> </div>												
118 SW GARDENIA WAY, LAKE CITY												
BLD DATE			LGL DATE			04/21/2023			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		142,278			
TOTAL MARKET OB/XF VALUE		300			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		161,078			
SOH/AGL Deduction		0			
ASSESSED VALUE		161,078			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		161,078			
TOTAL JUST VALUE		161,078			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		160,794			
BLDG: 2:5: REBUILT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
26700	SFR	0	01/31/2008		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/1640	2/25/2022	WD	Q	I	01	188,000
GRANTOR: SPARKS CHARLES JR						
GRANTEE: ALVIN A.D. JADOO						
1346/1541	10/23/2017	WD	U	I	12	64,000
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: CHARLES SPARKS JR						

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
1	0166	CONC,PAVMT	0	0	0	0		0.00	100	0	0	3
TOTAL OB/XF 300												

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W53 S26 E24 FOP= S4 E18 N4 W18 E29 N26 S.			

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							