

LOT 1 BLOCK 3 PINE KNOLL S/D.
626-785, 651-303, 749-1058, 760-

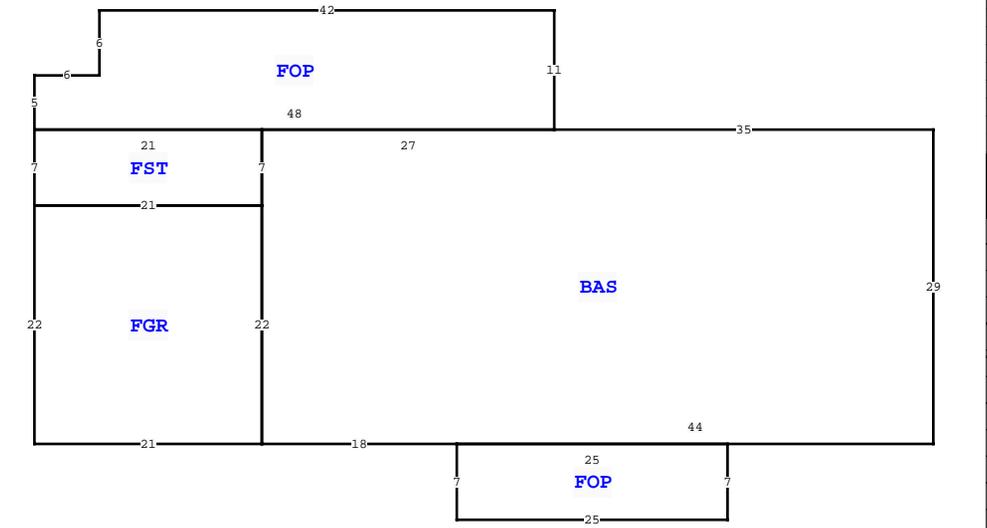
GUNTER LARRY K/CARDER SHERI THOMPSON
168 SW VENTURA LN
LAKE CITY, FL 32025

2026

19-4S-17-08574-000
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 1995								
Heated Area: 1798						HX Base Yr 1995					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100		1,798	145,374
FGR	462	55		254	20,537
FOP	175	30		52	4,204
FOP	492	30		148	11,967
FST	147	55		81	6,549
TOTALS	3,074			2,333	188,631

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	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

TOTAL OB/XF											
18,466											

LAND DESCRIPTION																								
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	188,631		
TOTAL MARKET OB/XF VALUE	18,466		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	225,597		
SOH/AGL Deduction	97,430		
ASSESSED VALUE	128,167		
TOTAL EXEMPTION VALUE	HX HB VX VP 99,465		
BASE TAXABLE VALUE	28,702		
TOTAL JUST VALUE	225,597		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	225,597		

SALE:3:1: LOT 1, BLK 3, PINE KNOLL
SALE:2:1: LOT 1, BLK 3, PINE KNOLL
SALE:1:1: LOT 1 BLOCK 3 PINE KNOLL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050574	Roof Replacement	9,500	08/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/1485	2/18/2019	LE U	I	I	14	100

GRANTOR: LARRY K GUNTER & SHERI THOMPSON
GRANTEE: LARRY K GUNTER & SHERI THOMPSON
0796/0726 9/30/1994 WD Q I 80,000
GRANTOR: WILLIAM E LOCKWOOD
GRANTEE: LARRY K GUNTER & SHERI THOMPSON

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W35 FOP= N11 W42 S6 W6 S5 E48\$ W27 FST= W21 S7 E21 N7\$ S7 FGR= W21 S22 E21 N22\$ S22 E18 FOP= S7 E25 N7 W25\$ E44 N29\$.	