

COMM NW COR, RUN S 1233.01 FT, E  
S 501.59 FT FOR POB, RUN E 248.9  
FT, W 229.23 FT, N 367.08 FT TO

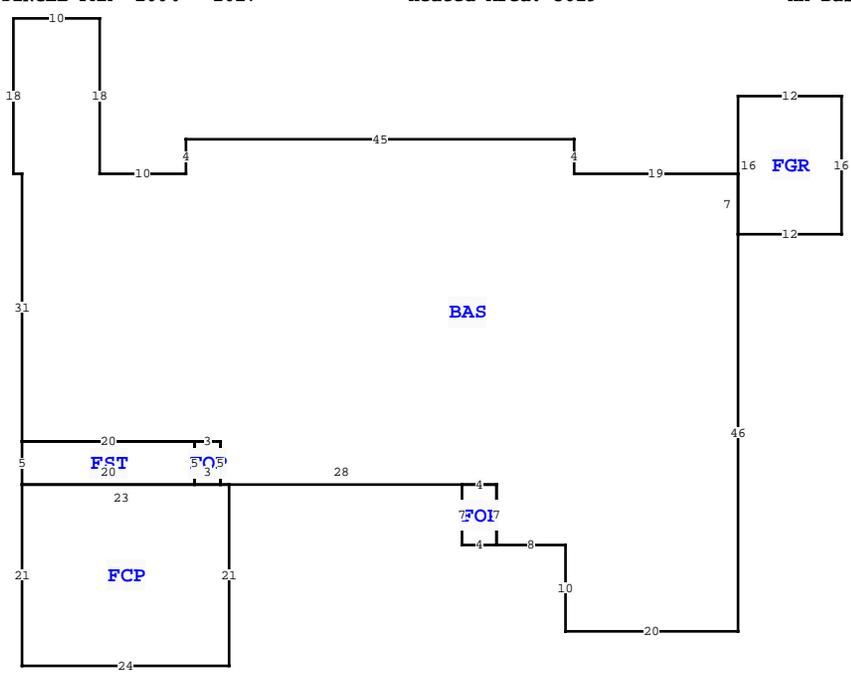
DOUGLAS CHRIS V/DOUGLAS KIMBERLY S  
321 NW SUNSET HILL CT  
LAKE CITY, FL 32055

**2026**

20-3S-16-02201-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	20316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,629	100	
FCP	504	25	
FGR	192	55	
FOP	15	30	
FOP	28	30	
FST	100	55	
TOTALS	4,468		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,928	109.4160	124.73	489,939	1965	1990		0	0	35.00
1 SINGLE FAM 100% - 2017 Heated Area: 3629 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		318,460	
TOTAL MARKET OB/XF VALUE		34,456	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		392,916	
SOH/AGL Deduction		129,098	
ASSESSED VALUE		263,818	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		212,407	
TOTAL JUST VALUE		392,916	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,164	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042269	Roof Replacement	28,704	07/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/0513	3/14/2014	WD Q	Q	I	01	261,000
GRANTOR: CRAIG & MAILEN GARROW						
GRANTEE: CHRIS V & KIMBERLY						
1101/1153	11/03/2006	WD Q	Q	I		315,000
GRANTOR: JAME SL NIBLETT						
GRANTEE: CRAIG & MAILEN GARR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	27	24	1.00	UT	0.00	100	0
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1993
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	100	1993
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	0
7	0031	BARN, MT AE	0	100	60	30	1,800.00	UT	8.50	50	1993
8	0166	CONC, PAVMT	0	100	10	38	380.00	UT	1.50	100	1993
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
321 NW SUNSET HILL CT, LAKE CITY											
TOTAL OB/XF VALUE: 34,456											

BUILDING NOTES						
BLD DATE: 04/20/2026 MLU						
XF DATE:						
INC DATE:						
LGL DATE:						
LAND DATE:						
AG DATE:						

BUILDING DIMENSIONS											
BAS= W19 N4 W45 S4 W10 N18 W10 S18 E1 S31 FST= S5 E20 N5W20\$ E20 FOP= S5 E3 N5 W3 \$ E3 S5 FCP= W23 S21 E24 N21 W1\$ E28 FOP= S7 E4 N7 W4\$ E4S7 E8 S10 E20 N46 FGR= E12 N16 W12 S16\$ N7\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC	1.00