LOT 5 BLOCK A FOREST COUNTRY SECOND ADDITION. 661-488, 762-2099, 887-1217, 982-545, QC

GONZALEZ GABRIEL
340 SW SHORT LEAF DR
LAKE CITY, FL 32024-4283

2027

21-4S-16-03080-006

BUILDING CHARACTERISTICS

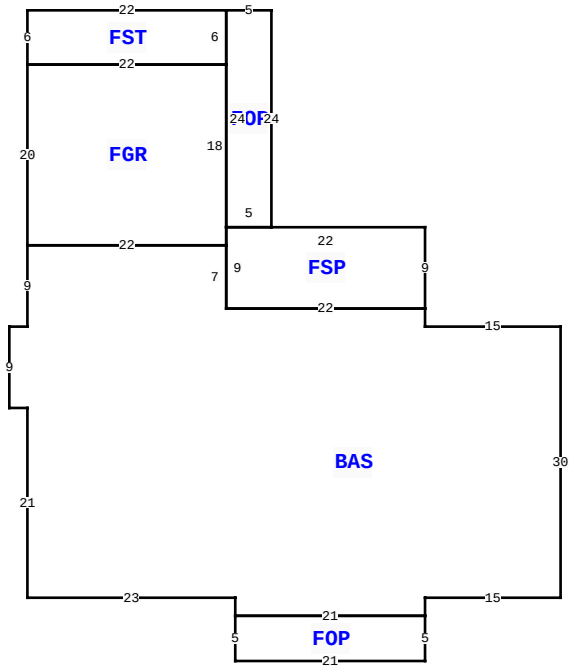
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		21416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100		2,072	202,585
FGR	440	55		242	23,661
FOP	105	30		32	3,128
FOP	120	30		36	3,520
FSP	198	40		79	7,724
FST	132	55		73	7,137
TOTALS	3,067			2,534	247,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	128.8210	141.70	359,068	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2019 Heated Area: 2072 HX Base Yr 2019



340 SW SHORT LEAF DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	247,757
TOTAL MARKET OB/XF VALUE	20,694
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	303,451
SOH/AGL Deduction	65,546
ASSESSED VALUE	237,905
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	186,494
TOTAL JUST VALUE	303,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,962

SALE:1:1: LOT 5, BLK A, FOREST COUNTRY II ADDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045426	Roof Replacement	26,165	09/13/2022
21236	POOL	90	11/04/2003
21105	GARAGE	94	08/25/2003
7565	SFR	45,000	09/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1251	1/26/2018	WD	Q	I	01	233,000
GRANTOR: ERIC & KAREN MCDANIEL						
GRANTEE: GABRIEL GONZALEZ						
1284/0669	11/06/2014	WD	Q	I	01	182,000
GRANTOR: JERRY PATRICK & ANITA						
GRANTEE: ERIC & KAREN MCDANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N2 FSP= N9 W22 S9 E22$ W22 N7 FGR= N2 FOP= E5 N24 W5 S24$ N18 FST= N6 W22 S6 E22$ W22 S20 E22$W22 S9 W2 S9 E2 S21 E23 S2 FOP= S5 E21 N5 W21$ E21 N2 E15 N30$.

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	1,960.00	UT	1.50	1.50	100	0	0	3	100	2,940	
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	0280	POOL R/CON	0	100	10	15	150.00	UT	70.00	70.00	100	2003	2003	3	40	4,200	
4	0166	CONC,PAVMT	0	100	0	0	1,228.00	UT	2.00	2.00	100	2003	2003	3	100	2,456	
5	0120	CLFENCE 4	0	100	0	0	300.00	UT	7.50	7.50	100	2007	2007	3	100	2,250	
6	0282	POOL ENCL	0	100	14	22	308.00	UT	15.00	15.00	100	2007	2007	3	40	1,848	
7	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	5,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 20,694

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS