LOT 6 WINGATE ESTATES.

1063-1496, WD 1145-114, WD 1307-

SAFERITE DOUGLAS LEE JR/SAFERITE RENEE ELIZABETH
227 SW GRANITE CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-206

BUILDING CHARACTERISTICS

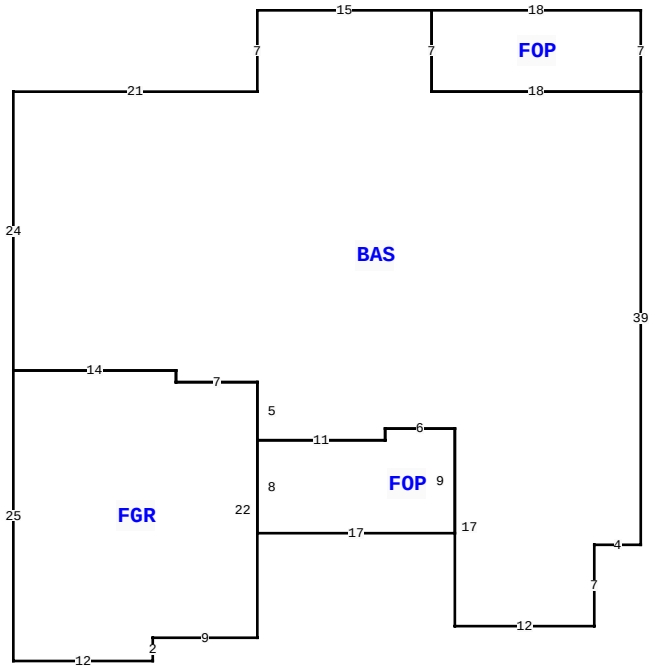
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100		1,828	216,527
FGR	500	55		275	32,574
FOP	126	30		38	4,502
FOP	142	30		43	5,093
TOTALS	2,596			2,184	258,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	117.0477	128.75	281,190	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1828 HX Base Yr 2018



227 SW GRANITE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	1,533.00	UT	2.00	2.00	100	2017	2017	3	100	3,066	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		258,695
TOTAL MARKET OB/XF VALUE		12,566
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		306,261
SOH/AGL Deduction		98,271
ASSESSED VALUE		207,990
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,579
TOTAL JUST VALUE		306,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,963

SALE:2:3: BUILDER, OWNS ADJOINING LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34991	SFR	925	02/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1900	10/05/2017	WD	Q	I	01	218,900
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: DOUGLAS LEE JR & RE						
1307/1258	1/05/2016	WD	U	V	37	13,500
GRANTOR: DAVID M WINGATE & DAV						
GRANTEE: BRADLEY FRANKS CONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S7 W21 S24 FGR= S25 E12 N2 E9 N22 W7 N1 W14$ E14 S1 E7 S5 FOP= S8 E17 N9 W6 S1 W11$ E11 N1 E6 S17 E12 N7 E4 N39 FOP= N7 W18 S7 E18$ W18 N7$.

LAND DESCRIPTION

TOTAL OB/XF 12,566

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		PRD	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: 0.82 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS