LOT 7 WINGATE ESTATES

WD 1063-1496, WD 1165-915, WD 13

SCHILLING TARA J
249 SW GRANITE CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-207

BUILDING CHARACTERISTICS

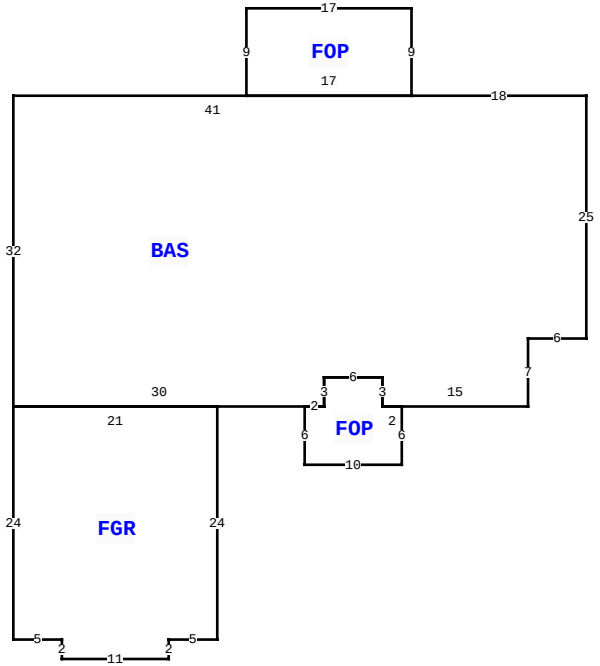
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	220,927
FGR	526	55		289	34,928
FOP	78	30		23	2,780
FOP	153	30		46	5,559
TOTALS	2,585			2,186	264,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,186	120.7360	132.81	290,323	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1828 HX Base Yr 2017



249 SW GRANITE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	264,194
TOTAL MARKET OB/XF VALUE	3,776
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	302,970
SOH/AGL Deduction	142,072
ASSESSED VALUE	160,898
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	109,487
TOTAL JUST VALUE	302,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33953	SFR	755	04/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1988	3/17/2022	QC	U	I	11	100
GRANTOR: SCHILLING GREGORY L						
GRANTEE: SCHILLING TARA J						
1327/1133	12/09/2016	WD	Q	I	01	200,000
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: GREGORY L & TARA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N9 W17 S9 E17$ W41 S32 FGR= S24 E5 S2 E11 N2 E5 N24 W21$ E30 FOP= S6 E10 N6 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E15 N7 E6 N25$.

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	1,888.00	UT	2.00	2.00	100	2016	2016	3	100	3,776	

LAND DESCRIPTION

TOTAL OB/XF 3,776

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