LOT 13 WINGATE ESTATES.
1064-001, WD 1191-100, WD 1343-7

EARLS JORDAN TYLER/EARLS LORIE MARIE
312 SW GRANITE COURT
LAKE CITY, FL 32024

2027

21-4S-16-03081-213

BUILDING CHARACTERISTICS

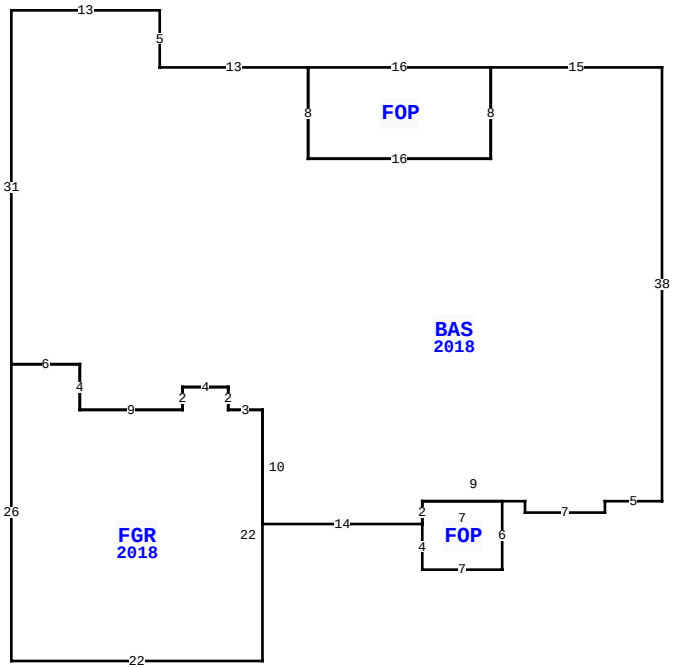
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,930	100	2018	1,930	247,696
FGR	516	55	2018	284	36,449
FOP	42	30		13	1,668
FOP	128	30		38	4,877
TOTALS	2,616			2,265	290,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,265	125.4528	138.00	312,570	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2026 Heated Area: 1930 HX Base Yr 2026



312 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	2,026.00	UT	2.50	2.50	100	2018	2018	3	100	5,065	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
3	0296	SHED METAL	0	100	20	12	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
4	0296	SHED METAL	0	100	16	10	1.00	UT	800.00	800.00	100	2025	2024		100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		290,690
TOTAL MARKET OB/XF VALUE		10,565
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		336,255
SOH/AGL Deduction		0
ASSESSED VALUE		336,255
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		279,844
TOTAL JUST VALUE		336,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054559	Storage Building	16,300	11/24/2025
000054350	Site Use Approval		10/29/2025
000054336	Right-of-Way Acce		10/28/2025
36289	SFR	925	02/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1619	9/02/2025	WD	Q	I	01	415,000
GRANTOR: EASOM JASON F						
GRANTEE: EARLS JORDAN TYLER						
1430/2262	2/17/2021	WD	Q	I	01	269,900
GRANTOR: CARSWELL SETH T &						
GRANTEE: EASOM JASON F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-64,26] N31 E13 S5 E13 S8 E16 N8 E15 S38 W5 S1 W7 N1 W9 S2 W14 N10 W3 N2 W4 S2 W9 N4 W6 $
FGR=[YR=2018;ORIG=-42,52] W22 N26 E6 S4 E9 N2 E4 S2 E3 S22 $
FOP=[ORIG=-22,0] W16 S8 E16 N8 $
FOP=[ORIG=-28,40] S4 E7 N6 W7 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,565

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 10/01/2025 BY TP Total Acres: 1.03 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS