LOT 8 BLOCK E SUWANNEE VALLEY ES
782-1885, 890-2031, WD 1329-80,

GARDNER KEVIN
188 NW AUSTIN WAY
LAKE CITY, FL 32055

2027

22-2S-16-01720-008

BUILDING CHARACTERISTICS

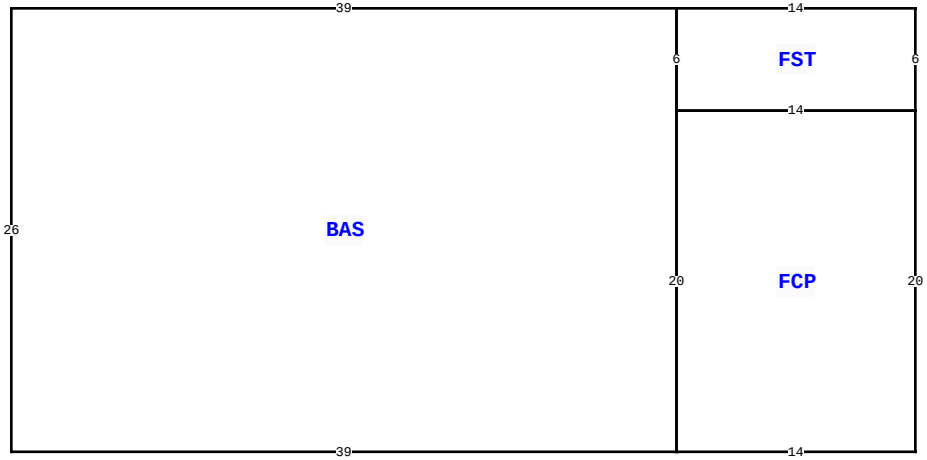
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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 03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100		1,014	124,199
FCP	280	25		70	8,574
FST	84	55		46	5,634
TOTALS	1,378			1,130	138,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,130	125.4600	138.01	155,951	1986	2016	0	0	0	11.25	88.75

1 SINGLE FAM 0% - 2025 Heated Area: 1014 HX Base Yr



188 NW AUSTIN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	600	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	138,407
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	152,607
SOH/AGL Deduction	0
ASSESSED VALUE	152,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,607
TOTAL JUST VALUE	152,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047480	Roof Replacement	7,700	06/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2164	4/30/2024	WD	Q	I	01	192,000
GRANTOR: MARKHAM SAMUEL W						
GRANTEE: GARDNER KEVIN						
1343/0062	8/21/2017	WD	Q	I	01	89,100
GRANTOR: LORI LYNN BLEVINS						
GRANTEE: SAMUEL W & ALEXIS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S26 E39 FCP= E14 N20 W14 S20$ N20 FST= E14 N6 W14 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	0		RSF-1	100.00	120.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 05/30/2024 BY TP Total Acres: 0.28 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS