LOT 10 BLOCK A FOREST COUNTRY 2N

671-566, DC 945-702, 945-703, 95

WILLIAMS GREGORY A/WILLIAMS JOAN D
188 SW SHORT LEAF DR
LAKE CITY, FL 32024

2027

22-4S-16-03087-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

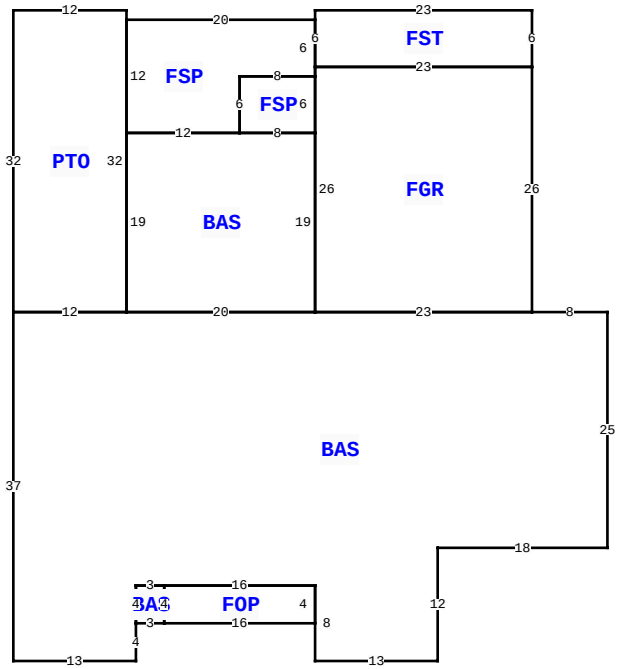
NEIGHBORHOOD/LOC 22416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12	100		12	962
BAS	380	100		380	30,458
BAS	1,963	100		1,963	157,338
FGR	598	55		329	26,370
FOP	64	30		19	1,523
FSP	48	40		19	1,523
FSP	192	40		77	6,172
FST	138	55		76	6,092
PTO	384	5		19	1,523
TOTALS	3,779			2,894	231,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,894	112.1000	123.31	356,859	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 2355 HX Base Yr 2010



188 SW SHORT LEAF DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	25	42	1,050.00	UT	1.00	1.00	100	0	0	3	100	1,050	
3	0166	CONC,PAVMT	0	100	19	95	1,805.00	UT	1.00	1.00	100	0	0	3	100	1,805	
4	0297	SHED CONCR	0	100	11	11	121.00	UT	10.00	10.00	75	1993	1993	3	75	908	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,958
TOTAL MARKET OB/XF VALUE		5,763
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		272,721
SOH/AGL Deduction		91,956
ASSESSED VALUE		180,765
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,354
TOTAL JUST VALUE		272,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/86	4/17/2025	WD	U	V	11	100
GRANTOR: WILLIAMS GREGORY A						
GRANTEE: WILLIAM GREGORY A						
1260/0004	8/16/2013	QC	U	I	11	100
GRANTOR: GREGORY A & TELINA MA						
GRANTEE: GREGORY A WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FGR= N26 FST= N6 W23 S6 E23$ W23 S26 E23$ W23 BAS= N19 FSP= N6 W8 S6 E8$ W8 FSP= N6 E8 N6 W20 S12 E12$ W12 S19 E20$ W20 PTO= N32 W12 S32 E12$ W12 S37 E13 N4 BAS= E3 N4 W3 S4$N4 E3 FOP= S4 E16 N4 W16$ E16 S8 E13 N12 E18 N25$.

LAND DESCRIPTION

TOTAL OB/XF 5,763

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	152.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/04/2025 BY KS Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS