W1/2 OF THE FOLLOWING: COMM SE C
OF SE1/4 OF SW1/4, RUN N 42.94 F
N R/W OF SR-242, FOR POB, CONT N

BARALT JUAN RAFAEL/BARALT GRETCHEN M
1329 NW 101ST DR
GAINESVILLE, FL 32606

2027

22-4S-16-03091-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

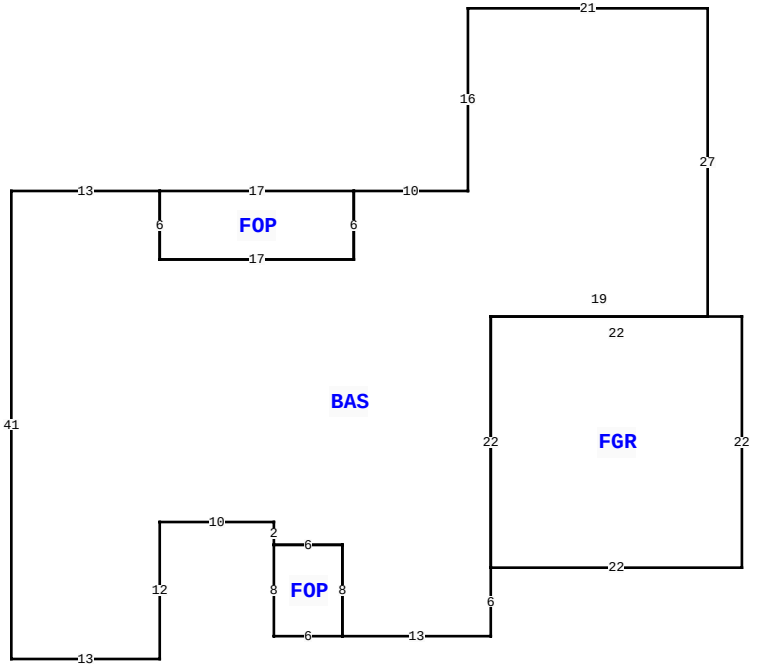
NEIGHBORHOOD/LOC 22416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100		1,959	191,172
FGR	484	55		266	25,958
FOP	48	30		14	1,366
FOP	102	30		31	3,025
TOTALS	2,593			2,270	221,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,270	130.4622	143.51	325,768	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 0% - 0 Heated Area: 1959 HX Base Yr



2861 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/10/2025 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	20	20	400.00	UT	1.40	1.40	100	0	0	3	100	560	
3	0166	CONC,PAVMT	0	0	3	58	174.00	UT	1.40	1.40	100	0	0	3	100	244	
4	0258	PATIO	0	0	23	16	368.00	UT	1.40	1.40	100	0	0	3	100	515	
5	0296	SHED METAL	0	0	6	10	60.00	UT	12.00	12.00	100	2007	2007	3	100	720	
6	0296	SHED METAL	0	0	6	8	48.00	UT	12.00	12.00	100	2007	2007	3	100	576	
7	0296	SHED METAL	0	0	6	10	60.00	UT	12.00	12.00	100	2007	2007	3	100	720	
8	0070	CARPORT UF	0	0	60	20	1,200.00	UT	2.50	2.50	100	2007	2007	3	100	3,000	
9	0296	SHED METAL	0	0	12	24	288.00	UT	12.00	12.00	100	2007	2007	3	100	3,456	
10	0294	SHED WOOD/	0	0	12	7	84.00	UT	7.50	7.50	100	2007	2007	3	100	630	

LAND DESCRIPTION

TOTAL OB/XF 12,421

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		A-1	0.00	0.00	6.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	63,800							

REVIEW DATE 04/04/2025 BY KS Total Acres: 6.38 Total Land Value: 63,800 Market: 0 Agricultural: 0 Common: 63,800 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	221,522
TOTAL MARKET OB/XF VALUE	12,421
TOTAL LAND VALUE - MARKET	63,800
TOTAL MARKET VALUE	297,743
SOH/AGL Deduction	0
ASSESSED VALUE	297,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,743
TOTAL JUST VALUE	297,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,772

SALE:2:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32012	MAINT/ALTR	75	06/04/2014
7331	SFR	53,000	07/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0926/0117	4/24/2001	QC	Q	I	01	100
GRANTOR: JUAN & GRETCHEN BARAL						
GRANTEE: GRETCHEN M BARALT R						
0814/0102	11/21/1995	WD	Q	I		133,000
GRANTOR: THEODORE L JR & BRAND						
GRANTEE: JUAN RAFAEL & GRETC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S16 W10 FOP= W17 S6E17 N6$ S6 W17 N6 W13 S41 E13 N12 E10 S2 FOP= S8 E6 N8 W6$E6 S8 E13 N6 FGR= E22 N22 W22 S22$N22 E19 N27$.