LOT 3 LAKE JEFFERY PHASE 1.

667-610, 911-1504, 946-2458, WD

GUNTEK STAZ ANTHONY II/GUNTEK SARAH ELIZABETH
183 NW AUBURN PL
LAKE CITY, FL 32055

2027

23-3S-16-02272-004

BUILDING CHARACTERISTICS

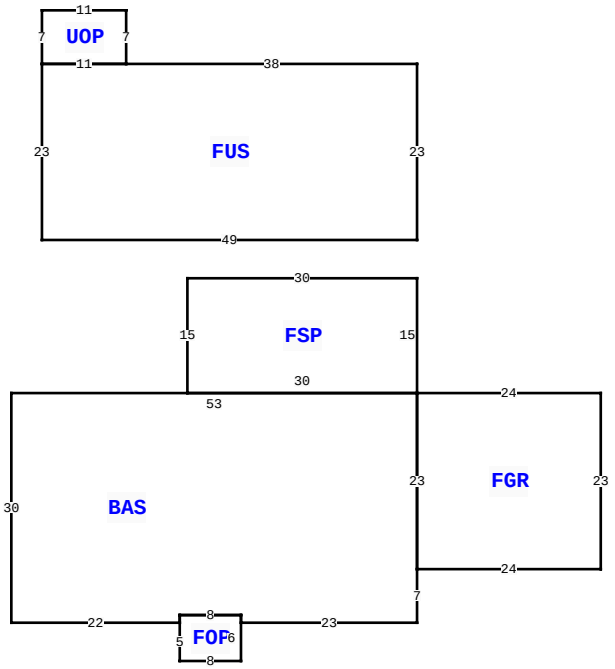
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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	23316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100		1,582	168,412
FGR	552	55		304	32,363
FOP	48	30		14	1,490
FSP	450	40		180	19,162
FUS	1,127	100		1,127	119,975
UOP	77	20		15	1,597
TOTALS	3,836			3,222	342,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,222	129.0366	141.94	457,331	1985	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 2709 HX Base Yr 2025



183 NW AUBURN PL, 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	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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,500	
3	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	100	1993	1993	3	100	360	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
5	0030	BARN,MT	0	100	24	48	1.00	UT	17,200.00	17,200.00	100	2023	2022		100	17,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	342,998
TOTAL MARKET OB/XF VALUE	26,060
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	404,058
SOH/AGL Deduction	18,630
ASSESSED VALUE	385,428
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	334,017
TOTAL JUST VALUE	404,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047755	Remodel	18,563	07/26/2023
000047516	Roof Replacement	16,000	06/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/328	1/26/2024	WD	Q	I	01	469,900
GRANTOR: BUCHANAN JAMES GEORGE						
GRANTEE: GUNTEK STAZ ANTHONY						
1431/1147	3/01/2021	WD	U	I	30	100
GRANTOR: BUCHANAN CONSTANCE						
GRANTEE: BUCHANAN JAMES GEOR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N15 W30 S15 E30$ BAS= W53 S30 E22 FOP= S5 E8 N6 W8 S1$ N1 E8 S1 E23 N7 FGR= E24 N23 W24 S23$ N23$ PTR=N20 FUS= N23 W38 UOP= N7 W11 S7 E11$ W11 S23 E49$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 26,060

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-2	170.00	340.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 1.33 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS