LOT 12 PARADISE SOUTH S/D.

783-303, 832-1994, 864-123, 936-

MATHIS JOHNNY L/MATHIS KAREN E
2659 SW OLD WIRE RD
LAKE CITY, FL 32024

2026

24-5S-16-03707-121

BUILDING CHARACTERISTICS

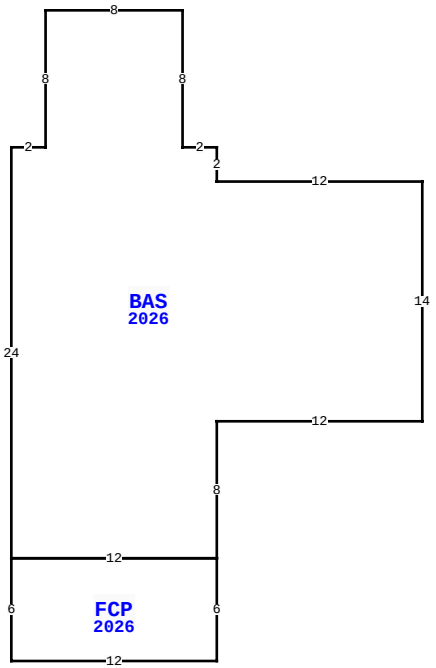
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	24516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	2026	520	39,925
FCP	72	25	2026	18	1,383
TOTALS	592			538	41,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	538	125.4000	77.75	41,830	2024	2024	0	0	0	1.25	98.75

1 STRG/CONV 0% - 2026 Heated Area: 520 HX Base Yr



891 SW GAINER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,307
TOTAL MARKET OB/XF VALUE	1,360
TOTAL LAND VALUE - MARKET	71,500
TOTAL MARKET VALUE	114,167
SOH/AGL Deduction	15,003
ASSESSED VALUE	99,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,164
TOTAL JUST VALUE	114,167
NCON VALUE	42,667
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=88,8] W12 N2 W2 N8 W8 S8 W2 S24 E12 N8 E12 N14 $
FCP=[YR=2026;ORIG=64,30] E12 S6 W12 N6 $
.

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
3	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
4	0080	DECKING	0	0	12	6	1.00	UT	360.00	360.00	100	2026	2025		100	360	

LAND DESCRIPTION

TOTAL OB/XF 1,360

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	65,000.00	71,500.00	71,500							

REVIEW DATE 03/05/2026 BY KS Total Acres: 5.01 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 06/09/2026 BY SYS