LOT 7 OAK RIDGE ESTATES UNIT 3
ORB 791-1776

BISHOP ROBERT P JR/BISHOP DEBORAH J
210 SW GERTRUDIS DR
LAKE CITY, FL 32024

**2027**

**25-4S-16-03155-107**

## BUILDING CHARACTERISTICS

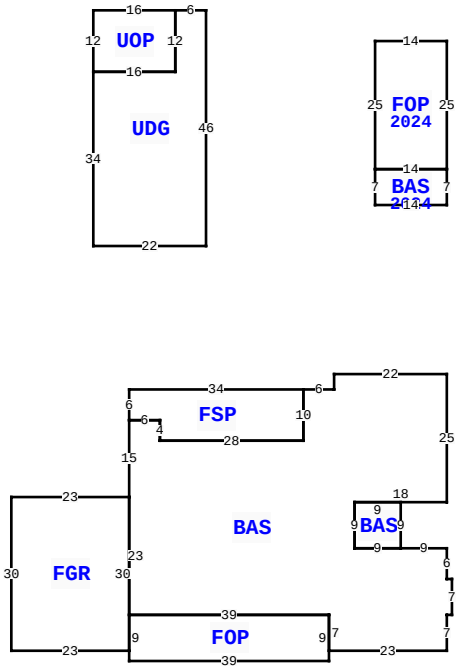
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 01 |
| NEIGHBORHOOD/LOC | 25416.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 81 | 100 | | 81 | 7,407 |
| BAS | 2,484 | 100 | | 2,484 | 227,159 |
| BAS | 98 | 100 | 2024 | 98 | 8,962 |
| FGR | 690 | 55 | | 380 | 34,750 |
| FOP | 351 | 30 | | 105 | 9,602 |
| FOP | 350 | 30 | 2024 | 105 | 9,602 |
| FSP | 316 | 40 | | 126 | 11,522 |
| UDG | 820 | 55 | | 451 | 41,243 |
| UOP | 192 | 20 | | 38 | 3,475 |
| TOTALS | 5,382 | | | 3,868 | 353,725 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,868 | 122.7050 | 134.98 | 522,103 | 1995 | 1995 | 0 | 0 | 0 | 32.25 | 67.75 |

1 SINGLE FAM 100% - 1996 Heated Area: 2663 HX Base Yr 1996




210 SW GERTRUDIS DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2022 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1995 | 1995 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,500.00 | UT | 2.00 | 2.00 | 100 | 1995 | 1995 | 3 | 100 | 3,000 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 250.00 | UT | 4.50 | 4.50 | 100 | 1995 | 1995 | 3 | 100 | 1,125 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 4,246.00 | UT | 2.00 | 2.00 | 100 | 1995 | 1995 | 3 | 100 | 8,492 | |
| 5 | 0280 | POOL R/CON | 0 | 100 | 34 | 15 | 510.00 | UT | 70.00 | 70.00 | 100 | 2024 | 2023 | | 98 | 34,986 | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,143.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 3,429 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 353,725 |
| TOTAL MARKET OB/XF VALUE | | 52,232 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 465,957 |
| SOH/AGL Deduction | | 181,041 |
| ASSESSED VALUE | | 284,916 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 233,505 |
| TOTAL JUST VALUE | | 465,957 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 472,377 |

LAND:1:1: 4.01 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046851 | Electrical Servic | 0 | 03/28/2023 |
| 000046345 | New Residential C | 26,420 | 01/24/2023 |
| 000045272 | Swimming Pool and | 80,000 | 08/25/2022 |
| 000045154 | Roof Replacement | 25,000 | 08/11/2022 |
| 8485 | SFR | 75,000 | 06/10/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0791/1776 | 6/08/1994 | WD | Q | V | | 23,150 |
| GRANTOR: SANDRA J DAVIS | | | | | | |
| GRANTEE: ROBERT P & DEBORAH | | | | | | |
| 0563/0020 | 5/01/1985 | WD | Q | V | | 14,100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

```
BAS=[ORIG=0,0] W22 S3 W6 S10 W28 N4 W6 S15 S23 E39 S7 E23 N7
E1 N7 W1 N6 W9 W9 N9 E18 N25 $
UDG=[ORIG=-47,-25] N46 W6 S12 W16 S34 E22 $
FGR=[ORIG=-62,24] W23 S30 E23 N30 $
FOP=[ORIG=-62,47] S9 E39 N9 W39 $
FSP=[ORIG=-28,3] W34 S6 E6 S4 E28 N10 $
UOP=[ORIG=-53,-71] W16 S12 E16 N12 $
BAS=[ORIG=-9,34] N9 W9 S9 E9 $
PTR=[ORIG=0,0] N30 S30 $
FOP=[YR=2024;ORIG=0,-40] N25 W14 S25 E14 $
BAS=[YR=2024;ORIG=0,-33] N7 W14 S7 E14 $
.
```

## LAND DESCRIPTION

TOTAL OB/XF 52,232

| 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 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 12/02/2024 BY SYS Total Acres: 4.02 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS