

RIVER VIEW LOT 8 REPLAT, ALSO  
 COMM NW COR SEC, RUN E 1599.53  
 FT TO NE COR LOT 28 SAID S/D

GIANIKAS MICHAEL P/GIANIKAS ERIN F  
 P O BX 2467  
 ALACHUA, FL 32616

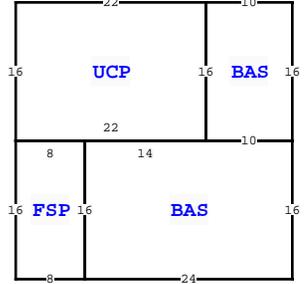
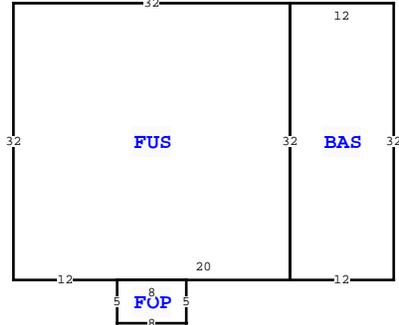
2026

27-7S-17-10055-108



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	02
NEIGHBORHOOD/LOC	27717.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	160	100	
BAS	384	100	
BAS	384	100	
FOP	40	30	
FSP	128	40	
FUS	1,024	100	
UCP	352	20	
TOTALS	2,472		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2001		Heated Area: 1952					HX Base Yr 2001	



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		141,176	
TOTAL MARKET OB/XF VALUE		760	
TOTAL LAND VALUE - MARKET		44,775	
TOTAL MARKET VALUE		186,711	
SOH/AGL Deduction		47,937	
ASSESSED VALUE		138,774	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		87,363	
TOTAL JUST VALUE		186,711	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,231	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26309	ADDN SFR	175	10/03/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0945	2/25/2000	WD	Q	I		105,000

GRANTOR: W SCHEEL  
 GRANTEE: MICHAEL & ERIN GIAN

BUILDING DIMENSIONS	
FUS= W32 S32 E12 FOP= S5 E8 N5 W8\$ E20 N32\$ BAS= S32 E12 N32 W12\$ PTR=E40 FSP= E8 BAS= E24 N16 BAS= N16 W10 S16 E10\$ W10 UCP= N16 W22 S16 E22\$ W14 S16\$ N16 W8 S16\$ W40\$.	

BUILDING NOTES	

EXTRA FEATURES																
L N	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	0261	PRCH, UOP	0	100	0	0		1.00	UT	0.00	100	2017	2017	3	100	460
2	0263	PRCH, USP	0	100	0	0		1.00	UT	0.00	100	0	0	3	100	300

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	100			0.00	0.00	79.10	FF		1.00	1.00	1.00	250.00	250.00	19,775							
2	0100	C	SFR	100			0.00	0.00	400.00	FF		1.00	1.00	0.25	250.00	62.50	25,000							