

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 Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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	28316.050	1.00/

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,875	128.8936	144.36	270,675	1997	1997	0	0	28.00	72.00

1 SINGLE FAM 0% - 0 Heated Area: 1458 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100		1,458	151,543
FGR	460	55		253	26,297
FOP	75	30		22	2,287
UEP	200	60		120	12,473
UOP	110	20		22	2,287
TOTALS	2,303			1,875	194,886

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	0166	CONC,PAVMT	0	0	0	2,185.00	UT	1.50	1.50	100	1997	1997	3	100	3,278	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		

131 NW GAELIC CT, LAKE CITY MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		194,886	
TOTAL MARKET OB/XF VALUE		3,278	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		233,164	
SOH/AGL Deduction		0	
ASSESSED VALUE		233,164	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		233,164	
TOTAL JUST VALUE		233,164	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12804	SFR	240	07/22/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1183	11/29/2017	QC	U	I	11	100

GRANTOR: CARL & KATHRYN KUNZE
 GRANTEE: CARL F JR & KATHRYN
 0931/0832 7/13/2001 WD Q I 120,000
 GRANTOR: E ALFORD
 GRANTEE: CARL & KATHRYN KUNZ

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W11 UEP= N10 W20 S10 E20\$ W20 UOP= N10 W11 S10 E11\$ W11 S8 FGR= W20 S23 E20 N23\$ S31 E15 N3 FOP= E15 N5 W15 S5\$ N5 E15 S3 E12 N34\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,278																						
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	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							