COMM INTERS W LINE OF SE1/4 OF S
CR-349, E 50 FT FOR POB, CONT E
FT, W 200 FT, N 217.80 FT TO POB

GENTRY TROY ALLEN/GENTRY KRISTEN
2818 SW COUNTY ROAD 349
LAKE CITY, FL 32024

2027

29-5S-17-09446-001

BUILDING CHARACTERISTICS

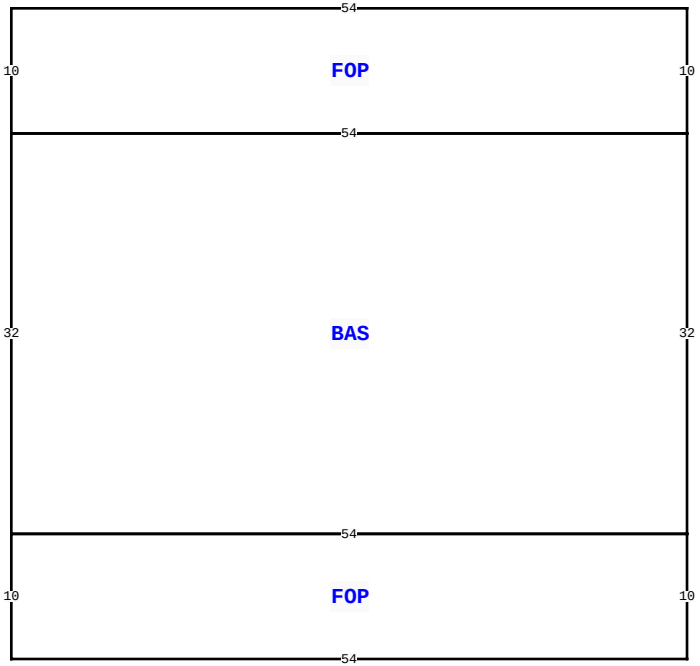
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	208,739
FOP	540	30		162	19,569
FOP	540	30		162	19,569
TOTALS	2,808			2,052	247,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,052	132.3080	145.54	298,648	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2024 Heated Area: 1728 HX Base Yr 2024



2818 SW COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	247,878
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	268,878
SOH/AGL Deduction	0
ASSESSED VALUE	268,878
TOTAL EXEMPTION VALUE	HX HB 13 268,878
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	268,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26512	SFR	538	12/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/2381	3/15/2023	WD	Q	I	01	305,000
GRANTOR: GILBERT JEFFREY CLARK						
GRANTEE: GENTRY TROY ALLEN						
1456/1044	1/05/2022	WD	Q	I	01	260,000
GRANTOR: RICHARDS WILLIAM M						
GRANTEE: GILBERT JEFFREY CLA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N10 W54 S10 E54$ BAS= W54 S32 FOP= S10 E54 N10 W54$ E54 N32$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 05/08/2023 BY ME Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS