LOT 6 SUNSET MEADOWS.

WD 1357-1110, WD 1494-301,

SEAY KIMBERLY FKA KIMBERLY GREEN
125 NW GERAMIUM CT
LAKE CITY, FL 32055

2027

30-3S-17-05842-106

BUILDING CHARACTERISTICS

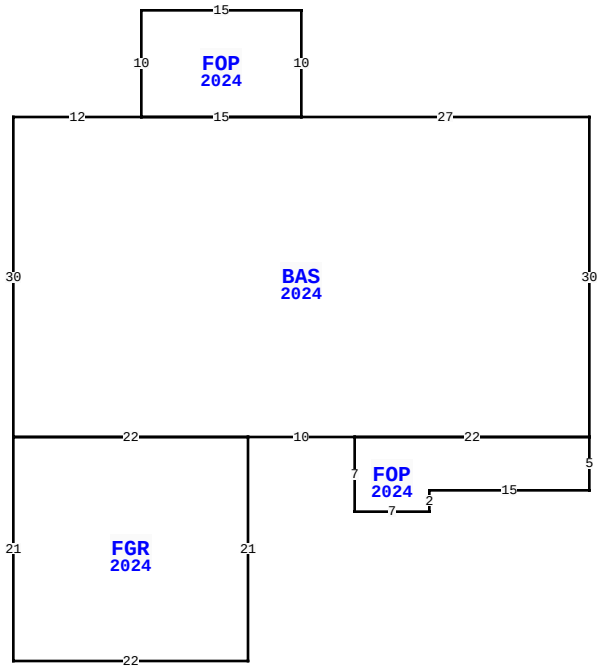
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2024	1,620	195,100
FGR	462	55	2024	254	30,590
FOP	124	30	2024	37	4,456
FOP	150	30	2024	45	5,419
TOTALS	2,356			1,956	235,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,956	111.7200	122.89	240,373	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 1620 HX Base Yr 2026



125 NW GERANIUM CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,566
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	259,566
SOH/AGL Deduction	0
ASSESSED VALUE	259,566
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	203,155
TOTAL JUST VALUE	259,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041577	New Residential C	170,000	01/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/301	6/30/2023	WD	Q	I	01	329,900
GRANTOR: NORTH FLORIDA LAND EX						
GRANTEE: SEAY KIMBERLY FKA K						
1357/1110	4/03/2018	WD	Q	V	05	157,500
GRANTOR: SUNSHINE PROPERTIES G						
GRANTEE: NORTH FLORIDA LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S30 E22 E10 E22 N30 W27 W15 W12 $
FOP=[YR=2024;ORIG=62,0] S10 E15 N10 W15 $
FGR=[YR=2024;ORIG=50,40] S21 E22 N21 W22 $
FOP=[YR=2024;ORIG=82,40] S7 E7 N2 E15 N5 W22 $
.

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	0166	CONC,PAVMT	0	100	0	0	500.00	UT	3.00	3.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/06/2023 BY HC Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS