



ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,848	119.5425	133.89	247,429	2021	2021	0	0	4.00	96.00

1 SINGLE FAM 0% - 2022 Heated Area: 1560 HX Base Yr

Quality	06	06			
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	1,560	100		1,560	200,513
FGR	441	55		243	31,234
FOP	150	30		45	5,784
TOTALS	2,151			1,848	237,532

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

138 NW GERANIUM CT, LAKE CITY

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	0		700.00	UT	3.00				3.00	2,100

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	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			237,532
TOTAL MARKET OB/XF VALUE			2,100
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			262,132
SOH/AGL Deduction			0
ASSESSED VALUE			262,132
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			262,132
TOTAL JUST VALUE			262,132
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38812	SFR	0	10/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/1726	3/06/2026	WD Q	Q	I	01	289,000
GRANTOR: GONZALEZ JUSTIN E						
GRANTEE: COOK DANIEL T SR						
1441/2377	7/06/2021	WD Q	Q	I	01	264,900
GRANTOR: NORTH FLORIDA LAND						
GRANTEE: GONZALEZ JUSTIN E						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=-30,-20] S30 E31 E21 N30 W11 W15 W26 \$
FGR=[ORIG=1,10] S21 E21 N21 W21 \$
FOP=[ORIG=-4,-30] S10 E15 N10 W15 \$