

COMM SE COR OF SEC, W 529 FT, N  
 MAINT R/W OF SW BEDENBAUGH LN &  
 1272.01 FT, W 867.10 FT, S 1276.

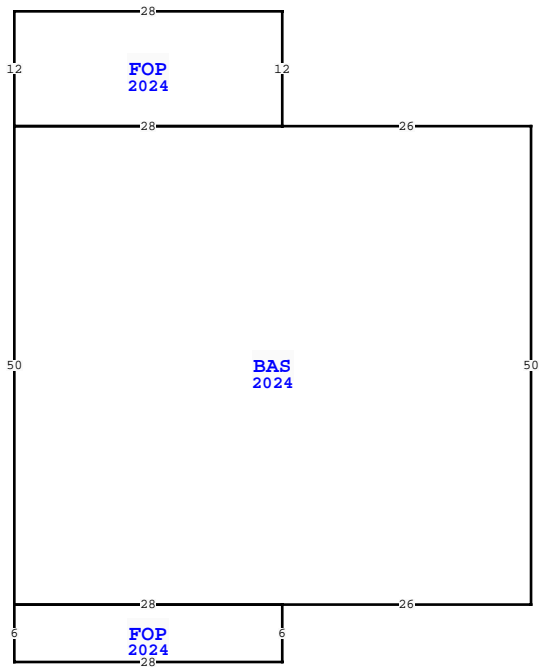
GERKE GARY NEAL  
 P O BOX 384  
 LAKE CITY, FL 32056-0384

**2026**

30-4S-17-08913-008  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		2	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	5000	IMPROVED	AG
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,700	100	2024
FOP	168	30	2024
FOP	336	30	2024
TOTALS	3,204		

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%	- 2024		Heated Area: 2700					HX Base Yr	2024		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			344,833
TOTAL MARKET OB/XF VALUE			73,800
TOTAL LAND VALUE - MARKET			149,250
TOTAL MARKET VALUE			433,126
SOH/AGL Deduction			28,591
ASSESSED VALUE			404,535
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			353,124
TOTAL JUST VALUE			567,883
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			561,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045509	Electrical Servic	0	09/21/2022
000043587	New Residential C	350,000	03/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1283	10/15/2021	WD	Q	I	01	150,000

GRANTOR: LEE JOHN J  
 GRANTEE: GERKE GARY NEAL

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	0030	BARN,MT	0	100	30	100	1.00	UT	60,000.00	100	2023	2022		100	60,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	12,000.00	100	2023	2022		100	12,000	
3	0166	CONC,PAVMT	0	100	0	0	600.00	UT	3.00	100	2024	2023		100	1,800	

BUILDING NOTES			

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=50,30] S50 E28 E26 N50 W26 W28 \$	
FOP=[YR=2024;ORIG=50,18] S12 E28 N12 W28 \$	
FOP=[YR=2024;ORIG=50,80] S6 E28 N6 W28 \$	

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	5200	A	CROPLAND 2	100					18.90	AC		1.00	1.00	1.00	370.00	370.00	6,993							
3	9910	M	MKT.VAL.AG	100					18.90	AC		1.00	1.00	1.00	7,500.00	7,500.00	141,750							