

THAT PORTION OF THE FOLLOWING DE
SEC 31: COMM AT SW COR OF SEC,
1871.16FT TO POB, N 6 DEG W 3516

GANSKOP MARK/GANSKOP LAUREN L
736 SW ARBOR LN
LAKE CITY, FL 32024

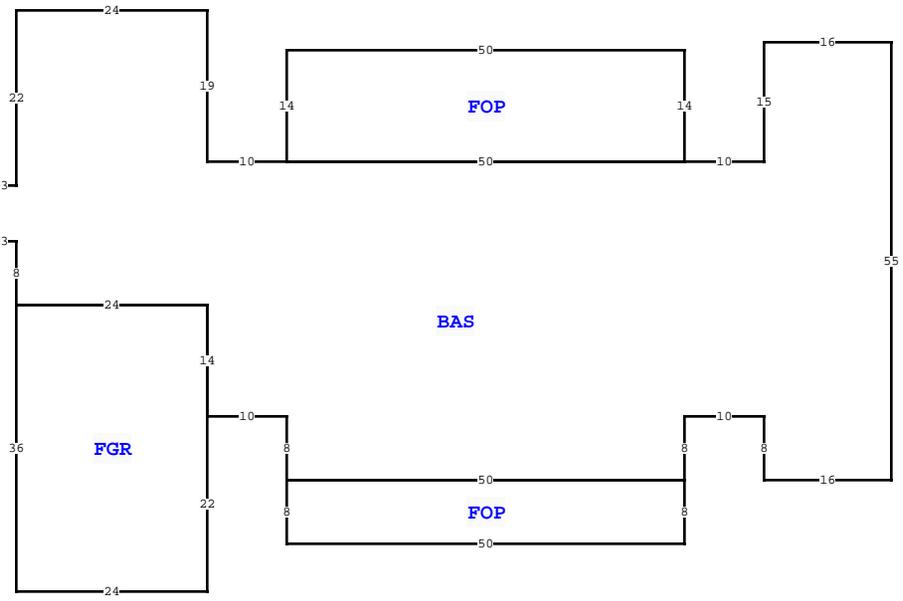
2026

31-3S-16-02417-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	14	PREFIN 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		4	100		
Bathrooms		4	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	5000	IMPROVED	AG		
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	31316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,429	100		4,429	641,305
FGR	864	55		475	68,778
FOP	400	30		120	17,376
FOP	700	30		210	30,407
TOTALS	6,393			5,234	757,866

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%	- 2022		Heated Area: 4429					HX Base Yr 2022	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY		STANDARD			
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE	757,866				
TOTAL MARKET OB/XF VALUE	92,238				
TOTAL LAND VALUE - MARKET	502,290				
TOTAL MARKET VALUE	895,910				
SOH/AGL Deduction	115,241				
ASSESSED VALUE	780,669				
TOTAL EXEMPTION VALUE	HX HB	51,411			
BASE TAXABLE VALUE	729,258				
TOTAL JUST VALUE	1,352,394				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	1,347,899				
XFOB:3:1: CORN BIN ARE PUT AS UST					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000043158	Swimming Pool and	82,000	11/12/2021		
000042574	Electrical Servic	0	08/18/2021		
38922	SFR	0	11/21/2019		
38300	PUMP/UTPOL	500	07/01/2019		
35158	PUMP/UTPOL	50	04/11/2017		
22250	M H	250	08/27/2004		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE	
1376/1513	1/14/2019	WD Q	I 05	631,300	
GRANTOR: DARRYL DUFFE' TRUSTEE					
GRANTEE: MARK & LAUREN L GAN					
1259/1139	7/30/2013	QC U	I 11	100	
GRANTOR: FAYE R DUFFE' (BY POA					
GRANTEE: DARRYL DUFFE' (SUCC					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[ORIG=50,10] S22 W3 S7 E3 S8 E24 S14 E10 S8 E50 N8 E10 S8 E16 N55 W16 S15 W10 W50 W10 N19 W24 \$					
FGR=[ORIG=50,47] S36 E24 N22 N14 W24 \$					
FOP=[ORIG=84,69] S8 E50 N8 W50 \$					
FOP=[ORIG=84,15] S14 E50 N14 W50 \$					

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	0040	BARN, POLE	0	100	53	77	1.00	UT	0.00	100	0	0	3	100	1,530	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	200	
3	0166	CONC, PAVMT	0	100	0	0	2,860.00	UT	3.00	100	2022	2021		100	8,580	
4	0260	PAVEMENT-A	0	100	0	0	12,672.00	UT	1.30	100	2022	2021		100	16,474	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100				3	100	3,000
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100				3	100	3,000
7	9946	Well	0	100	0	0	1.00	UT	4,000.00	100				3	100	4,000
8	0280	POOL R/CON	0	100	0	0	760.00	UT	70.00	100	2023	2022		95	50,540	
9	0166	CONC, PAVMT	0	100	0	0	1,638.00	UT	3.00	100	2023	2022		100	4,914	
TOTAL OB/XF															92,238	

LAND DESCRIPTION																								
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	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	62.62	AC		1.00	1.00	1.00	445.00	445.00	27,866							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	48.00	AC		1.00	1.00	1.00	280.00	280.00	13,440							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	110.62	AC		1.00	1.00	1.00	4,500.00	4,500.00	497,790							