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

2027

31-3S-16-02417-000

BUILDING CHARACTERISTICS

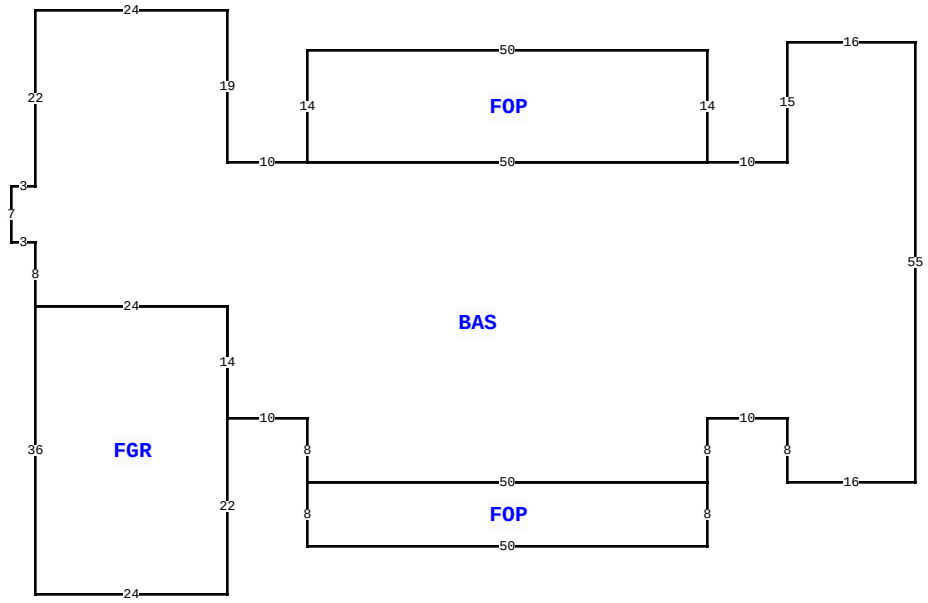
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	618,813
FGR	864	55		475	66,367
FOP	400	30		120	16,766
FOP	700	30		210	29,340
TOTALS	6,393			5,234	731,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,234	132.3080	145.54	761,756	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 4429 HX Base Yr 2022



736 SW ARBOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		731,286
TOTAL MARKET OB/XF VALUE		92,238
TOTAL LAND VALUE - MARKET		502,290
TOTAL MARKET VALUE		869,330
SOH/AGL Deduction		66,480
ASSESSED VALUE		802,850
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		751,439
TOTAL JUST VALUE		1,325,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,339,079

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 / U	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 $
.

LAND DESCRIPTION

TOTAL OB/XF 92,238

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	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							

REVIEW DATE 07/17/2023 BY KS Total Acres: 111.62 Total Land Value: 45,806 Market: 497,790 Agricultural: 41,306 Common: 4,500 PRINTED 11/17/2026 BY SYS