LOT 16 BLOCK 3 UNIT 3 GWEN LAKE
593-486, 664-455, 732-377, 851-2

SKYLINE VISTA LLC
440 SW SWEET BREEZE DR
LAKE CITY, FL 32024

**2027**

**31-3S-17-05999-000**

## BUILDING CHARACTERISTICS

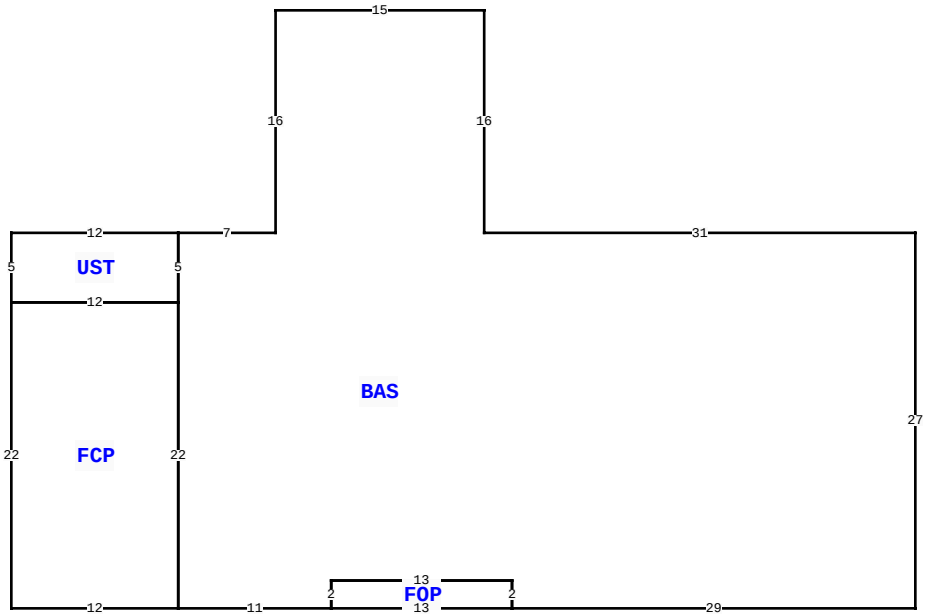
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 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 | 31317.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,645 | 100 | | 1,645 | 129,379 |
| FCP | 264 | 25 | | 66 | 5,191 |
| FOP | 26 | 30 | | 8 | 629 |
| UST | 60 | 45 | | 27 | 2,124 |
| TOTALS | 1,995 | | | 1,746 | 137,323 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,746 | 110.0000 | 121.00 | 211,266 | 1955 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1645 HX Base Yr




764 NW PALM DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 137,323 |
| TOTAL MARKET OB/XF VALUE | 2,550 |
| TOTAL LAND VALUE - MARKET | 15,293 |
| TOTAL MARKET VALUE | 155,166 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 155,166 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 155,166 |
| TOTAL JUST VALUE | 155,166 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 157,663 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 100 | MAINT/ALTR | 50 | 03/06/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1565/1745 | 4/14/2026 | WD | U | I | 11 | 100 |
| GRANTOR: RYAN SAMUEL J | | | | | | |
| GRANTEE: SKYLINE VISTA LLC | | | | | | |
| 1565/261 | 4/08/2026 | QC | U | I | 11 | 100 |
| GRANTOR: RYAN SAMUEL J | | | | | | |
| GRANTEE: SKYLINE VISTA LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W31 N16 W15 S16 W7 UST= W12 S5 E12 N5$ S5 FCP= W12 S22 E12 N22$ S22 E11 FOP= E13 N2 W13 S2$ N2 E13 S2E29 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 2,550

| 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 | 0 | | *RSF-2 | 0.00 | 0.00 | 12,234.76 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 15,293 | | | | | | | |

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.28 Total Land Value: 15,293 Market: 0 Agricultural: 0 Common: 15,293 PRINTED 11/17/2026 BY SYS