COMM SW COR OF NW1/4 OF SW1/4, R
E 369.74 FT FOR POB, RUN N 199.6
FT, NE 26.47 FT, SE 36.15 FT, SE

GANSKOP JEFFREY L/GANSKOP LINDA J
P O BOX 1815
LAKE CITY, FL 32056

**2026**

**31-3S-17-06199-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

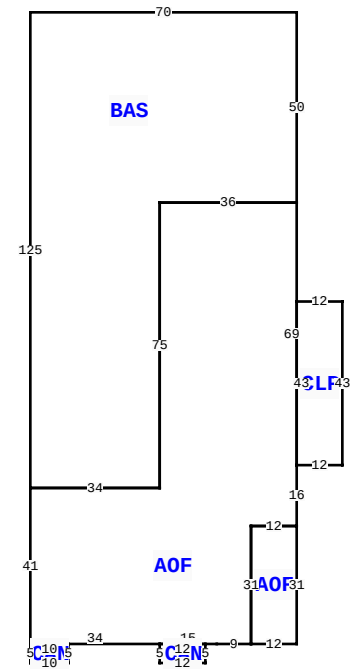
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 10 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 02 | 02 |
| DOR CODE | 4800 | WAREHOSE/DISTRB |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 372 | 150 | | 558 | 9,093 |
| AOF | 5,198 | 150 | | 7,797 | 127,052 |
| BAS | 6,050 | 100 | | 6,050 | 98,585 |
| CAN | 50 | 30 | | 15 | 245 |
| CAN | 60 | 30 | | 18 | 294 |
| CLP | 516 | 60 | | 310 | 5,052 |
| TOTALS | 12,246 | | | 14,748 | 240,318 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8400 | 06 | 14,748 | 81.4694 | 32.59 | 480,637 | 1974 | 1974 | 0 | 0 | 0 | 50.00 | 50.00 |

1 WAREH STOR 0% - 0 Heated Area: 11620 HX Base Yr




162 NW RIDGEWOOD AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 240,318 |
| TOTAL MARKET OB/XF VALUE | 4,350 |
| TOTAL LAND VALUE - MARKET | 144,261 |
| TOTAL MARKET VALUE | 388,929 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 388,929 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 388,929 |
| TOTAL JUST VALUE | 388,929 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 370,007 |

LAND:1:1: 137.43 X 282.99 + 9,600 SF.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046552 | Roof Replacement | 7,000 | 02/17/2023 |
| 20-0061 | COMMERCIAL | 0 | 06/04/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1559/1225 | 1/27/2026 | LE | U | I | 14 | 100 |
| GRANTOR: GANSKOP JEFFREY L | | | | | | |
| GRANTEE: GANSKOP JEFFREY L ( | | | | | | |
| 1255/0843 | 5/24/2013 | WD | U | I | 12 | 175,000 |
| GRANTOR: CLOUMBIA BANK | | | | | | |
| GRANTEE: JEFFREY L & LINDA J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W70 S125 E34 N75 E36 N50 $
AOF=[ORIG=-70,125] S41 E34 E15 E9 N31 E12 N16 N69 W36 S75 W34 $
CLP=[ORIG=0,119] E12 N43 W12 S43 $
AOF=[ORIG=-12,166] E12 N31 W12 S31 $
CAN=[ORIG=-36,166] S5 E12 N5 W12 $
CAN=[ORIG=-70,166] S5 E10 N5 W10 $
.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 800 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 50 | 0 | 0 | 3 | 50 | 1,750 | |
| 3 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,700 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,350

| 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 | 4800 | C | WAREHOUSE | 0 | | *CG | 137.00 | 283.00 | 48,491.00 | SF | | 1.00 | 1.00 | 0.70 | 4.25 | 2.98 | 144,261 | | | | | | | |

REVIEW DATE 03/20/2026 BY TP Total Acres: 1.11 Total Land Value: 144,261 Market: 0 Agricultural: 0 Common: 144,261 PRINTED 05/08/2026 BY SYS