

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

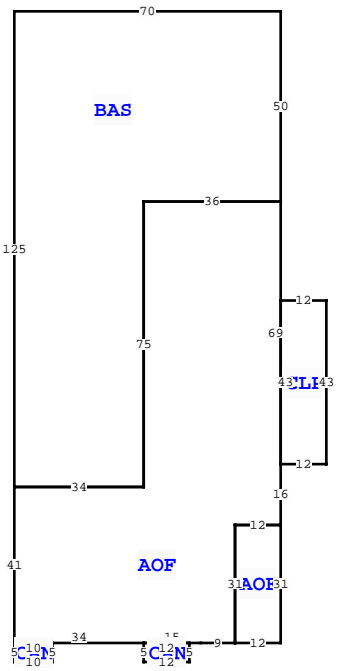
GANSKOP JEFFREY L/GANSKOP LINDA J
P O BOX 1815
LAKE CITY, FL 32056

2026

31-3S-17-06199-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	WAREHOUSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	372	150	
AOF	5,198	150	
BAS	6,050	100	
CAN	50	30	
CAN	60	30	
CLP	516	60	
TOTALS	12,246		14,748 228,299

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	WAREH STOR	0%	- 0		456,598	1974	1974	0	0	50.00	50.00
Heated Area: 11620 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			228,299
TOTAL MARKET OB/XF VALUE			4,350
TOTAL LAND VALUE - MARKET			178,204
TOTAL MARKET VALUE			410,853
SOH/AGL Deduction			3,845
ASSESSED VALUE			407,008
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			407,008
TOTAL JUST VALUE			410,853
NCON VALUE			0
INCOME VALUE			0
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						

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0260	PAVEMENT-A	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	1.00	UT	0.00	0.00	100	0	0	3	100	1,700	
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

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 \$	

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	4800	C	WAREHOUSE	0		*CG	137.00	283.00	48,491.00	SF		1.00	1.00	0.70	5.25	3.68	178,204							