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

2027

31-3S-17-06199-000

BUILDING CHARACTERISTICS

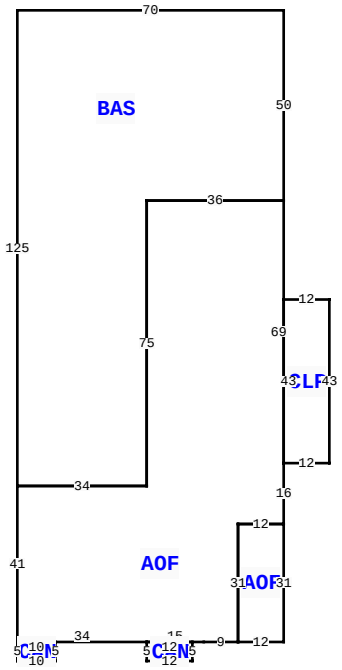
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		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	8,638
AOF	5,198	150		7,797	120,698
BAS	6,050	100		6,050	93,654
CAN	50	30		15	232
CAN	60	30		18	279
CLP	516	60		310	4,799
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
8400	06	14,748	81.4694	30.96	456,598	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	05/11/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	0
ASSESSED VALUE	410,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	410,853
TOTAL JUST VALUE	410,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,853

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 $
.

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	5.25	3.68	178,204							

REVIEW DATE 03/20/2026 BY TP Total Acres: 1.11 Total Land Value: 178,204 Market: 0 Agricultural: 0 Common: 178,204 PRINTED 11/16/2026 BY SYS