LOT 7 KAL-WAY S/D UNIT 1: COMM 1
OF SEC WHICH IS E R/W OF A CR 7
E 330 FT FOR POB, RUN E 165 FT,

MIRRA SHALEDA GAINER
793 SW NAUTILUS RD
LAKE CITY, FL 32024

2027

32-3S-16-02430-007

BUILDING CHARACTERISTICS

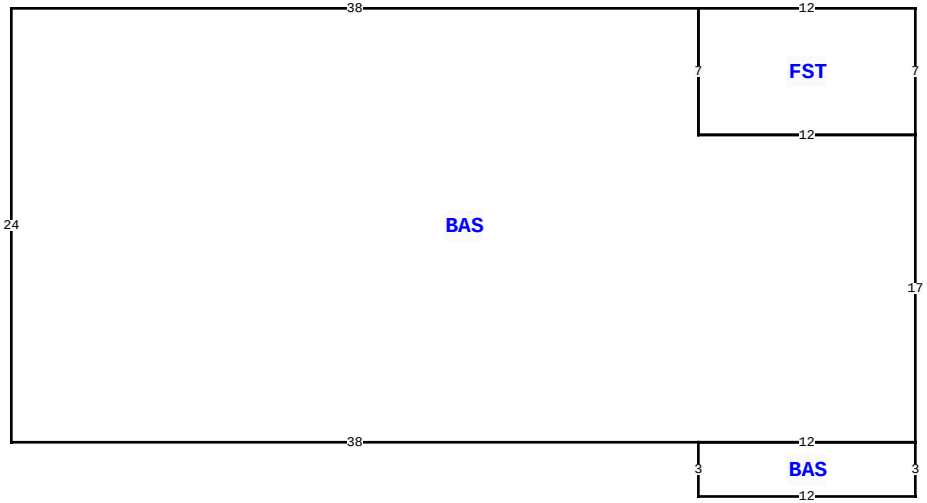
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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 01
NEIGHBORHOOD/LOC	32316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	2,859
BAS	1,116	100		1,116	88,637
FST	84	55		46	3,654
TOTALS	1,236			1,198	95,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	111.0780	122.19	146,384	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1152 HX Base Yr



193 SW NEIGHBORS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	1993	1993	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	10	12	120.00	UT	5.50	5.50	50	1993	1993	3	50	330	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,150
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	120,180
SOH/AGL Deduction	0
ASSESSED VALUE	120,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,180
TOTAL JUST VALUE	120,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051020	Electrical Servic	0	10/11/2024
000045904	Electrical Servic	0	11/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1117/0941	9/11/2006	PR	Q	I	01	100
GRANTOR: SHALEDA GAINER MIRRA						
GRANTEE: SHALEDA GAINER MIRR						
0817/0913	2/09/1996	WD	Q	I		37,100
GRANTOR: EVERETT L & LAURA FIS						
GRANTEE: DALE R ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 S24 E38 E12 N17 W12 N7 $
FST=[ORIG=12,7] N7 W12 S7 E12 $
BAS=[ORIG=0,24] S3 E12 N3 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,030

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 11/26/2024 BY TW Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS