

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,

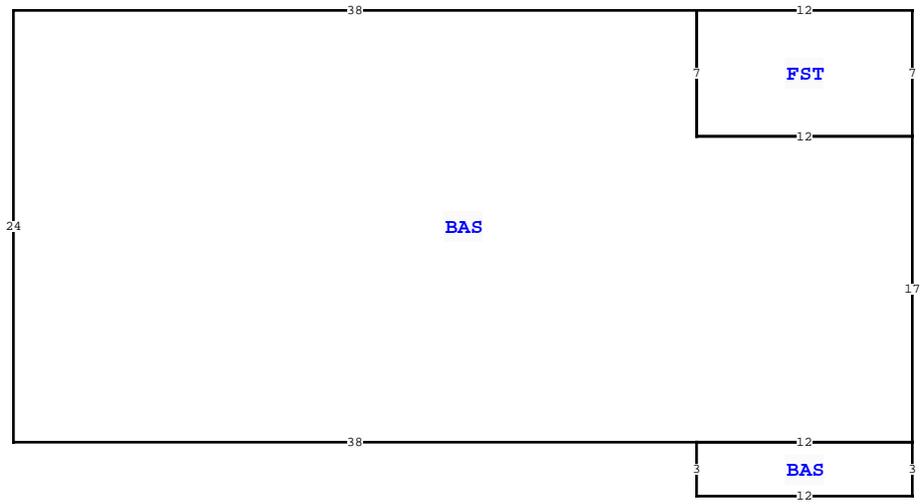
MIRRA SHALEDA GAINER
 793 SW NAUTILUS RD
 LAKE CITY, FL 32024

2026

32-3S-16-02430-007


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 80 |
| Exterior Wall | 31 | VINYL SID | 20 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 70 |
| Interior Floor | 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 |
| BAS | 36 | 100 | |
| BAS | 1,116 | 100 | |
| FST | 84 | 55 | |
| TOTALS | 1,236 | | 1,198 98,607 |

| 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 | 126.63 | 151,703 | 1974 | 1974 | 0 | 0 | 35.00 | 65.00 |
| 1 SINGLE FAM 0% - 0 Heated Area: 1152 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 98,607 |
| TOTAL MARKET OB/XF VALUE | | | 2,030 |
| TOTAL LAND VALUE - MARKET | | | 23,000 |
| TOTAL MARKET VALUE | | | 123,637 |
| SOH/AGL Deduction | | | 3,015 |
| ASSESSED VALUE | | | 120,622 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 120,622 |
| TOTAL JUST VALUE | | | 123,637 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 118,908 |

| 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 | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | 193 SW NEIGHBORS GLN, LAKE CITY | | |
|-------------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|---------------------------------|-----------------|-------|
| 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 | 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 | |
| TOTAL OB/XF 2,030 | | | | | | | | | | | | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/16/2026 | MLU |

| 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 | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 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 | | | | | | | |