LOT 10 BLOCK 2 GOLF MANOR S/D.
443-553, 722-347, DC 1075-433, P

GEATHERS DAVID/GEATHERS TIFFANY F
P O BOX 451
LAKE CITY, FL 32056-0451

2027

33-3S-17-06771-000

BUILDING CHARACTERISTICS

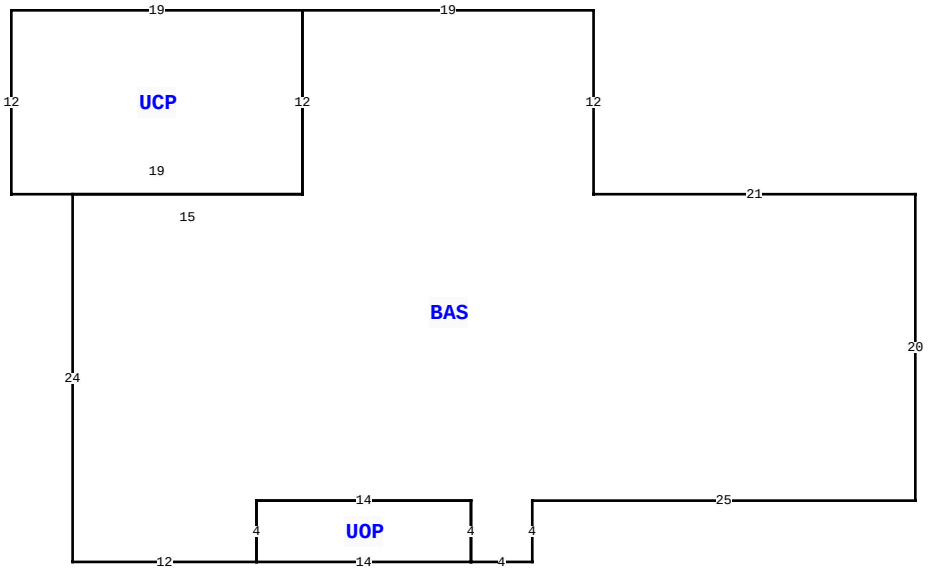
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	14	CARPET 40
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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 07
NEIGHBORHOOD/LOC		33317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	162,917
UCP	228	20		46	5,384
UOP	56	20		11	1,287
TOTALS	1,676			1,449	169,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,449	125.7360	138.31	200,411	1960	2010	0	0	0	15.38	84.62

1 SINGLE FAM 100% - 2022 Heated Area: 1392 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

141 SE TIM ST, LAKE CITY

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	169,588
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	188,588
SOH/AGL Deduction	15,762
ASSESSED VALUE	172,826
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	116,415
TOTAL JUST VALUE	188,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048618	Remodel	12,250	11/09/2023
000043896	Roof Replacement	7,000	03/10/2022
029167	MAINT/ALTR	40	02/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1391	7/09/2021	WD	Q	I	01	161,000
GRANTOR: TURKEY CREEK PHASE 1						
GRANTEE: GEATHERS DAVID						
1425/448	11/30/2020	WD	U	I	37	65,000
GRANTOR: CHANA KURT						
GRANTEE: TURKEY CREEK PHASE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N12 W19 UCP= W19 S12 E19 N12$ S12 W15 S24 E12 UOP= E14 N4 W14 S4$ N4 E14 S4 E4 N4E25 N20$.

LAND DESCRIPTION

TOTAL OB/XF 500

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	100		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/24/2026 BY robin Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS