LOT 1 BLOCK 4 GOLF MANOR S/D.

635-392, 783-1718, FJ 1241-115,

GENTRY PROPERTY INVESTMENTS LLC
208 OAKFIELD DR, #1151
BRANDON, FL 33511

2027

33-3S-17-06778-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

178 SE DUSTIN TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	18,500
SOH/AGL Deduction	0
ASSESSED VALUE	18,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,500
TOTAL JUST VALUE	18,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,500

SALE:1:1: LOT 1 BLK 4 GOLF MANOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28540	MAINT/ALTR	25	05/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/451	10/18/2023	WD	Q	V	01	12,500
GRANTOR: LANG ANDREW						
GRANTEE: GENTRY PROPERTY INV						
0400/2462	10/04/2019	WD	Q	V	01	7,800
GRANTOR: YVONNE L MIZELL FKA Y						
GRANTEE: ANDREW LANG						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		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 10/31/2023 BY TP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS