AKA PART PRCL G HILLCREST UNR: C
NW1/4 OF SW1/4, RUN W 70.53 FT,
FT, S 535.32 FT FOR POB, CONT S

LANGLEY JAMES G JR/LANGLEY KELLY JO
259 SW GUSTY GLN
LAKE CITY, FL 32025-7934

2027

33-4S-17-08944-023

BUILDING CHARACTERISTICS

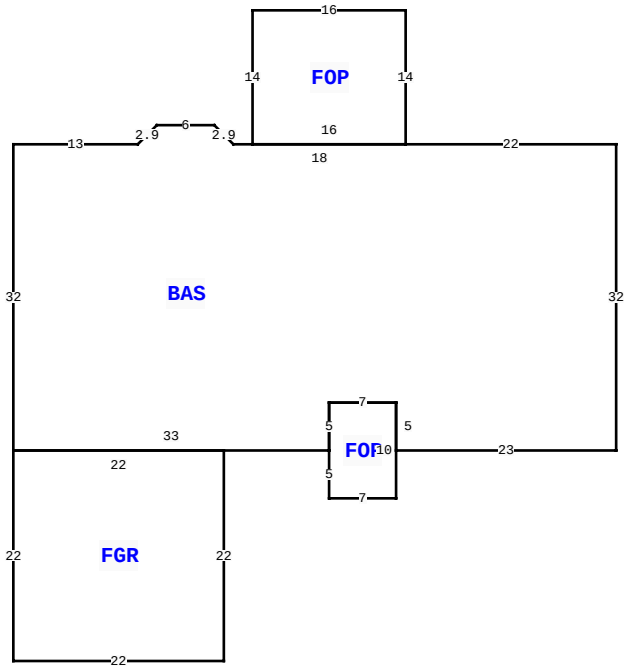
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100		1,997	224,323
FGR	484	55		266	29,880
FOP	70	30		21	2,359
FOP	224	30		67	7,526
TOTALS	2,775			2,351	264,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,351	129.2643	142.19	334,289	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2017 Heated Area: 1997 HX Base Yr 2017



259 SW GUSTY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,464.00	UT	2.00	2.00	100	0	0	3	100	6,928	
3	0060	CARPORT F	0	100	21	27	567.00	UT	3.50	3.50	100	2012	2012	3	100	1,985	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		264,088
TOTAL MARKET OB/XF VALUE		16,313
TOTAL LAND VALUE - MARKET		69,160
TOTAL MARKET VALUE		349,561
SOH/AGL Deduction		102,596
ASSESSED VALUE		246,965
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,554
TOTAL JUST VALUE		349,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0312	3/18/2016	WD	Q	I	01	225,100
GRANTOR: DERRICK R & CHRISTY K						
GRANTEE: JAMES G JR & KELLY						
1034/1498	12/30/2004	WD	Q	I		196,200
GRANTOR: GIEBEIG						
GRANTEE: DERICK THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N14 W16 S14 E16$ W18 L2 U2 W6 D2 L2 W13 S32
FGR= S22 E22 N22 W22$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E23
N32$.

LAND DESCRIPTION

TOTAL OB/XF 16,313

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			0.00	0.00	5.32	AC		1.00	1.00	1.00	13,000.00	13,000.00	69,160							

REVIEW DATE 07/11/2017 BY DF Total Acres: 5.32 Total Land Value: 69,160 Market: 0 Agricultural: 0 Common: 69,160 PRINTED 11/17/2026 BY SYS