

COMM NE COR OF SE1/4 OF SE1/4, R
412.63 FT FOR POB, S 354.75 FT,
N 274.72 FT, E 138.44 FT TO POB.

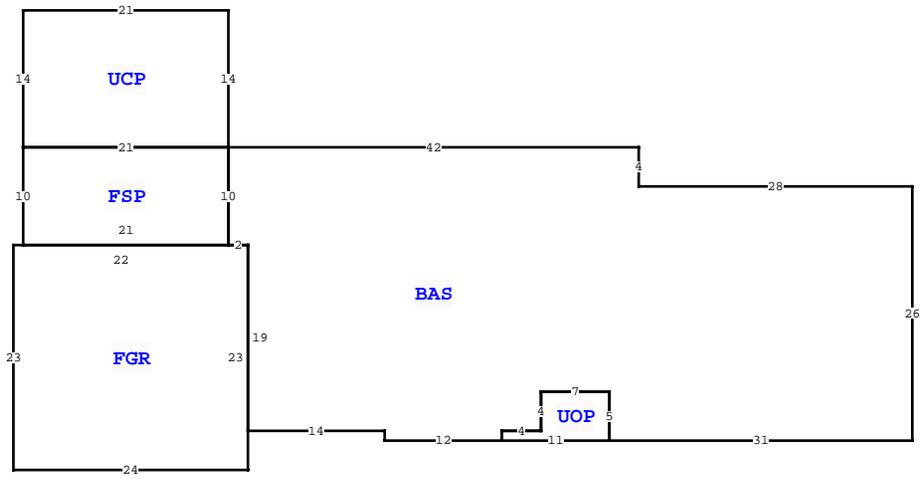
GALLOWAY RENTZ
495 NW WINFIELD ST
LAKE CITY, FL 32055

2026

34-2S-16-01862-005
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	06	VINYL ASB	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.1	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	03
NEIGHBORHOOD/LOC	34216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,895	100	
FGR	552	55	
FSP	210	40	
UCP	294	20	
UOP	39	20	
TOTALS	2,990		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,350	107.1850	122.19	287,146	1983	1983	0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 1895			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		186,645	
TOTAL MARKET OB/XF VALUE		8,184	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		206,829	
SOH/AGL Deduction		79,179	
ASSESSED VALUE		127,650	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		76,239	
TOTAL JUST VALUE		206,829	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,061	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042151	Electrical Servic	0	06/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 N4 W42 UCP= N14 W21 S14 E21\$ FSP= W21 S10 E21 N10\$ S10 FGR= W22 S23 E24 N23 W2\$ E2 S19 E14 S1 E12 UOP= E11 N5 W7 S4 W4 S1\$ N1 E4 N4 E7 S5 E31 N26\$.	

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0190	FPLC PF	0	100	0
2	0294	SHED WOOD/	0	100	0
3	0166	CONC,PAVMT	0	100	18
4	0060	CARPORT F	0	100	18
5	0296	SHED METAL	0	100	0
6	0296	SHED METAL	0	100	0
7	0296	SHED METAL	0	100	0
8	0252	LEAN-TO W/	0	100	0
9	0252	LEAN-TO W/	0	100	0
10	0263	PRCH,USP	0	100	0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0
2	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	0
3	0166	CONC,PAVMT	0	100	18	612.00	UT	1.20	1.20	100	0
4	0060	CARPORT F	0	100	18	360.00	UT	5.00	5.00	50	1993
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2008
6	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2008
7	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2008
8	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2013
9	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2013
10	0263	PRCH,USP	0	100	0	1.00	UT	0.00	0.00	100	2018
TOTALS											6,184

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

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
AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

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412.63 FT FOR POB, S 354.75 FT,
N 274.72 FT, E 138.44 FT TO POB.

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ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 186,645 TOTAL MARKET OB/XF VALUE 8,184 TOTAL LAND VALUE - MARKET 12,000 TOTAL MARKET VALUE 206,829 SOH/AGL Deduction 79,179 ASSESSED VALUE 127,650 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 76,239 TOTAL JUST VALUE 206,829 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 201,061											
DOR CODE 0100 SINGLE FAMILY																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM										MKT AREA 03																					
NEIGHBORHOOD/LOC 34216.00										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
EXTRA FEATURES																				BUILDING NOTES											
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															
11	0060	CARPORT F	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200																
12	0296	SHED METAL	0 100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800																
																				BUILDING DIMENSIONS											
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
REVIEW DATE 02/15/2023 BY ks Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 05/08/2026 BY SYS																															