LOT 8 FLORIDA GATEWAY CENTER NOR

SWD 1006-1434

NORTH FLORIDA MULTIPLE LISTING SERVICE INC
326 NW HOUSEMAN CT
LAKE CITY, FL 32055

2027

34-3S-16-02463-108

BUILDING CHARACTERISTICS

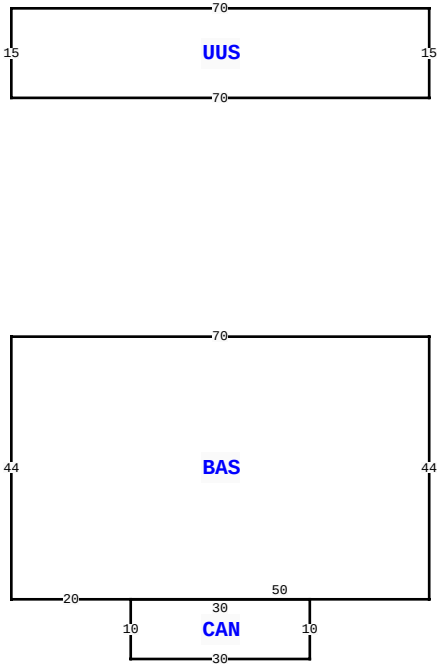
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		6 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,080	100		3,080	209,270
CAN	300	30		90	6,115
UUS	1,050	40		420	28,537
TOTALS	4,430			3,590	243,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,590	119.2493	88.24	316,782	2005	2005	0	0	0	23.00	77.00

1 OFFICE LOW 0% - 0 Heated Area: 3080 HX Base Yr



326 NW HOUSEMAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0166	CONC,PAVMT	0	0	0	0	660.00	UT	2.00	2.00	100	2005	2005	3	100	1,320	
2	0260	PAVEMENT-A	0	0	0	0	9,048.00	UT	1.10	1.10	100	2005	2005	3	100	9,953	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	243,922
TOTAL MARKET OB/XF VALUE	11,273
TOTAL LAND VALUE - MARKET	40,446
TOTAL MARKET VALUE	295,641
SOH/AGL Deduction	0
ASSESSED VALUE	295,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,641
TOTAL JUST VALUE	295,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3080	COMMERCIAL	1,243	10/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/1434	2/05/2004	WD	Q	V	03	75,000

GRANTOR: NORTHWEST QUADRANT TR

GRANTEE: NORTH FLORIDA MULTI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S44 E20 CAN= S10 E30 N10 W30$ E50 N44$ PTR= N40
UUS= N15 W70 S15 E70$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 11,273

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	1700	C	1STORY OFF	0		CI	0.00	0.00	1.07	AC		1.00	1.00	0.70	54,000.00	37,800.00	40,446							

REVIEW DATE 05/31/2023 BY KS Total Acres: 1.07 Total Land Value: 40,446 Market: 0 Agricultural: 0 Common: 40,446 PRINTED 11/17/2026 BY SYS