LOT 30 FLORIDA'S GATEWAY
CENTER NORTH S/D.

B & K FLORIDA PROPERTIES LLC
P O BOX 489
LAKE CITY, FL 32056

2027

34-3S-16-02463-130

BUILDING CHARACTERISTICS

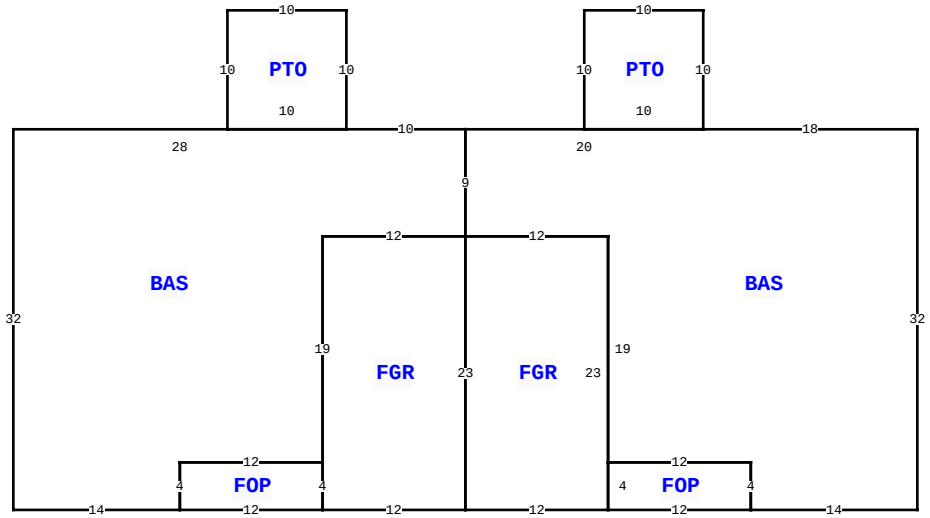
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	892	100		892	42,501
BAS	892	100		892	42,501
FGR	276	55		152	7,242
FGR	276	55		152	7,242
FOP	48	30		14	667
FOP	48	30		14	667
PTO	100	5		5	238
PTO	100	5		5	238
TOTALS	2,632			2,126	101,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,126	108.4460	94.35	200,588	1992	1992	0	0	0	49.50	50.50

1 DUPLEX 0% - 0 Heated Area: 1784 HX Base Yr



3740 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	16	225	3,600.00	UT	1.40	1.40	100	0	0	3	100	5,040	
2	0166	CONC,PAVMT	0	0	16	100	1,600.00	UT	1.40	1.40	100	0	0	3	100	2,240	
3	0166	CONC,PAVMT	0	0	12	60	720.00	UT	1.40	1.40	100	0	0	3	100	1,008	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	196,008
TOTAL MARKET OB/XF VALUE	8,588
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	239,596
SOH/AGL Deduction	0
ASSESSED VALUE	239,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,596
TOTAL JUST VALUE	239,596
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043899	Roof Replacement	12,750	03/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/0956	3/29/2012	WD	U	I	40	220,000
GRANTOR: JENNY SAUNDERS MORRIS						
GRANTEE: B & K FLORIDA PROPE						
0814/0948	11/21/1995	QC	Q	I	01	43,500
GRANTOR: THOMAS MORRISON JR						
GRANTEE: JENNY S MORRISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N10 W10 S10 E10 $ W20 BAS= W10 PTO= N10 W10 S10 E10$ W28 S32 E14 FOP= E12 N4 W12 S4$ N4 E12 FGR= S4 E12 N23 W12 S19$ N19 E12 N9$ S9 FGR= S23 E12 N23 W12$ E12 S19 FOP= S4 E12 N4 W12$ E12 S4 E14 N32$.

LAND DESCRIPTION

TOTAL OB/XF 8,588

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	0800	C	MULTI-FAM	0		RMF-2	111.00	220.00	0.25	LT		1.00	1.00	1.00	35,000.00	35,000.00	8,750							
2	0800	C	MULTI-FAM	0		RMF-2	0.00	0.00	0.75	LT		1.00	1.00	1.00	35,000.00	35,000.00	26,250							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS

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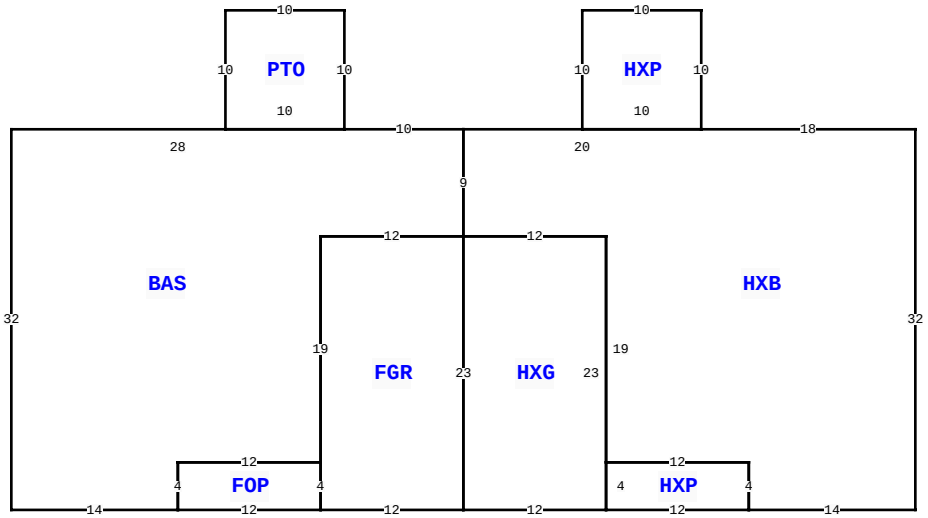
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Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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NEIGHBORHOOD/LOC	34316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	892	100		892	39,275
FGR	276	55		152	6,693
FOP	48	30		14	617
HXB	892	100		892	39,275
HXG	276	55		152	6,693
HXP	48	30		14	617
HXP	100	30		30	1,321
PTO	100	5		5	220
TOTALS	2,632			2,151	94,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,151	100.2204	87.19	187,546	1992	1992	0	0	0	49.50	50.50

2 DUPLEX 0% - 0 Heated Area: 1784 HX Base Yr



3740 NW ARCHER ST, LAKE CITY

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NCON VALUE	0
INCOME VALUE	
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LAND DESCRIPTION

TOTAL OB/XF 0

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