LOT 31 FLORIDA'S GATEWAY CENTER
833-1802, WD 1037-578, WD 1134-2

100DG LLC
1703 OHIO AVENUE NORTH
LIVE OAK, FL 32064

2027

34-3S-16-02463-131

BUILDING CHARACTERISTICS

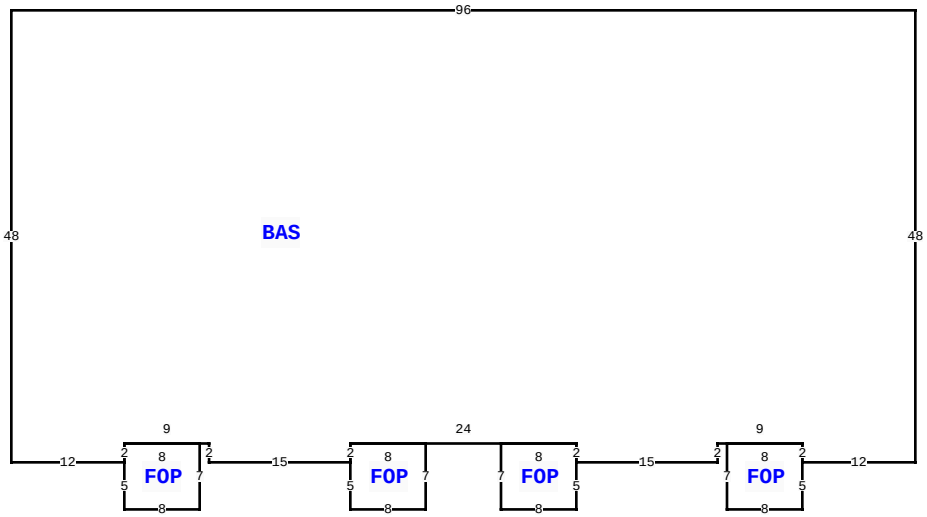
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
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	4,524	100		4,524	381,181
FOP	56	30		17	1,432
FOP	56	30		17	1,432
FOP	56	30		17	1,432
FOP	56	30		17	1,432
TOTALS	4,748			4,592	386,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	4,592	110.3640	96.02	440,924	2008	2015	0	0	0	12.25	87.75

1 TRI/QUAD 0% - 2022 Heated Area: 4524 HX Base Yr



3758 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	0	0	400.00	UT	3.00	3.00	100	2008	2008	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	2,598.00	UT	3.00	3.00	100	2008	2008	3	100	7,794	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	386,911
TOTAL MARKET OB/XF VALUE	8,994
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	430,905
SOH/AGL Deduction	0
ASSESSED VALUE	430,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,905
TOTAL JUST VALUE	430,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,905

LAND:1:1: 0.61 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	REROOF	27,540	09/11/2026
446	MULTIFAM	855	12/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/2080	11/16/2021	WD	Q	I	05	950,000
GRANTOR: CORBETT MICHAEL						
GRANTEE: 100DG LLC						
1214/2124	4/21/2011	WD	Q	I	01	275,000
GRANTOR: JOCK R PHELPS & MEAGA						
GRANTEE: MICHAEL & JUDITH VA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W96 S48 E12 FOP= S5 E8 N7 W8 S2$ N2 E9 S2 E15 FOP= S5 E8 N7 W8 S2$ N2 E24 S2 FOP= S5 W8 N7 E8 S2 $ E15 N2 E9 S2 FOP= S5 W8 N7 E8 S2$ E12 N48$.

LAND DESCRIPTION

TOTAL OB/XF 8,994

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-	2120.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS