LOT 40 FLORIDA'S GATEWAY
CENTER NORTH S/D.
728-096,872-2266,WD 1242-2106,

MAGNOLIA APARTMENTS LLC
P O BOX 3009
LAKE CITY, FL 32056-3009

2026

34-3S-16-02463-140

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

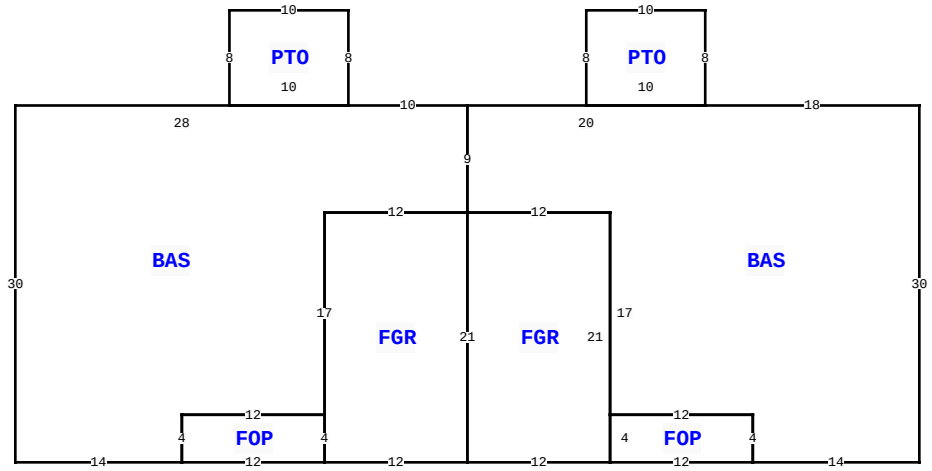
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 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	840	100		840	45,364
BAS	840	100		840	45,364
FGR	252	55		139	7,506
FGR	252	55		139	7,506
FOP	48	30		14	756
FOP	48	30		14	756
PTO	80	5		4	216
PTO	80	5		4	216
TOTALS	2,440			1,994	107,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,994	109.0950	98.19	195,791	1991	1995	0	0	0	45.00	55.00

1 DUPLEX 0% - 0 Heated Area: 1680 HX Base Yr



3720 NW HUNTSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	274,117
TOTAL MARKET OB/XF VALUE	7,809
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	316,926
SOH/AGL Deduction	0
ASSESSED VALUE	316,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,926
TOTAL JUST VALUE	316,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,028

BLDG:3:1: 6308 & 6310

BLDG:2:1: 6304 & 6306

BLDG:1:1: 6300 & 6302

SALE:1:1: 2 LOTS INCLUDED IN SELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1230	1/15/2019	WD	Q	I	05	927,000
GRANTOR: GATORWOOD ASHINGTON A						
GRANTEE: MAGNOLIA APARTMENTS						
1242/2106	7/02/2012	WD	U	I	11	100
GRANTOR: THOMAS EAGLE,STEPHEN						
GRANTEE: GATORWOOD ASHINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N8 W10 S8 E10$W28 S30 E14 FOP= E12 N4 W12 S4$ N4 E12 FGR= S4 E12 FGR= E12 N21 W12 S21$ N21 W12 S17$ N17 E12 N9$ BAS= S9 E12 S17 FOP= S4 E12 N4 W12$ E12 S4 E14 N30 W18 PTO= N8 W10 S8 E10$ W20$.

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	2,400.00	UT	1.40	1.40	100	0	0	3	100	3,360	
2	0166	CONC,PAVMT	0	0	6	210	1,260.00	UT	1.40	1.40	100	0	0	3	100	1,764	
3	0166	CONC,PAVMT	0	0	20	40	800.00	UT	1.40	1.40	100	0	0	3	100	1,120	
4	0166	CONC,PAVMT	0	0	23	16	368.00	UT	1.40	1.40	100	0	0	3	100	515	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 7,809

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-	2111.00	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: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS

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CENTER NORTH S/D.
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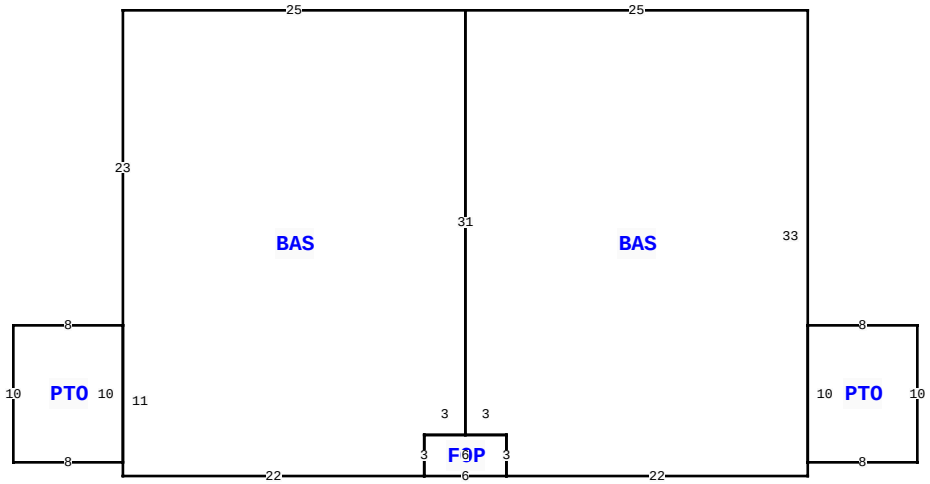
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	841	100		841	41,289
BAS	841	100		841	41,289
FOP	18	30		5	246
PTO	80	5		4	197
PTO	80	5		4	197
TOTALS	1,860			1,695	83,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,695	109.0950	98.19	166,432	1991	1991	0	0	0	50.00	50.00

2 DUPLEX 0% - 0 Heated Area: 1682 HX Base Yr



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TOTAL JUST VALUE	316,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: THOMAS EAGLE,STEPHEN						
GRANTEE: GATORWOOD ASHINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S23 PTO= W8 S10 E8 N10$ S11 E22 FOP= E6 N3 W6 S3$ N3 E3 N31$ BAS= S31 E3 S3E22 N1 PTO= E8 N10 W8 S10$ N33 W25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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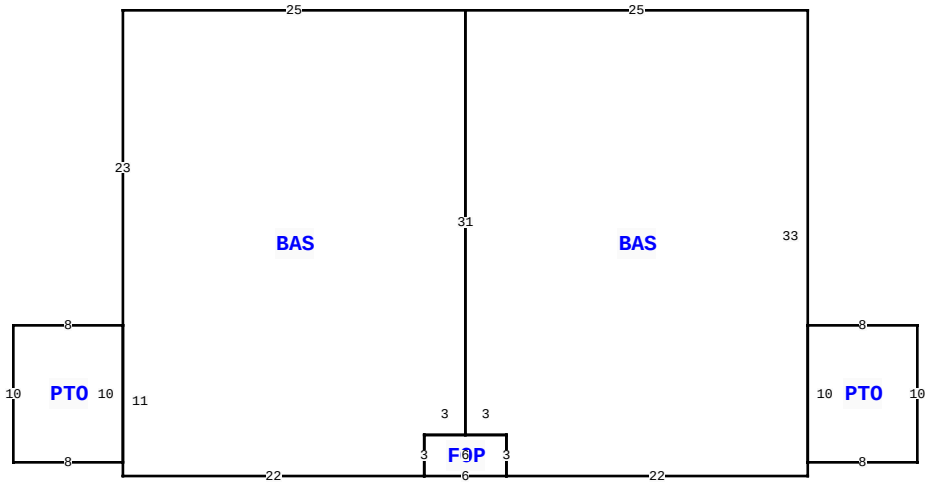

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LAND DESCRIPTION

TOTAL OB/XF 0

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