

LOT 42 FLORIDA'S GATEWAY  
 CENTER NORTH S/D.  
 868-1946, WD 1406-476,478,

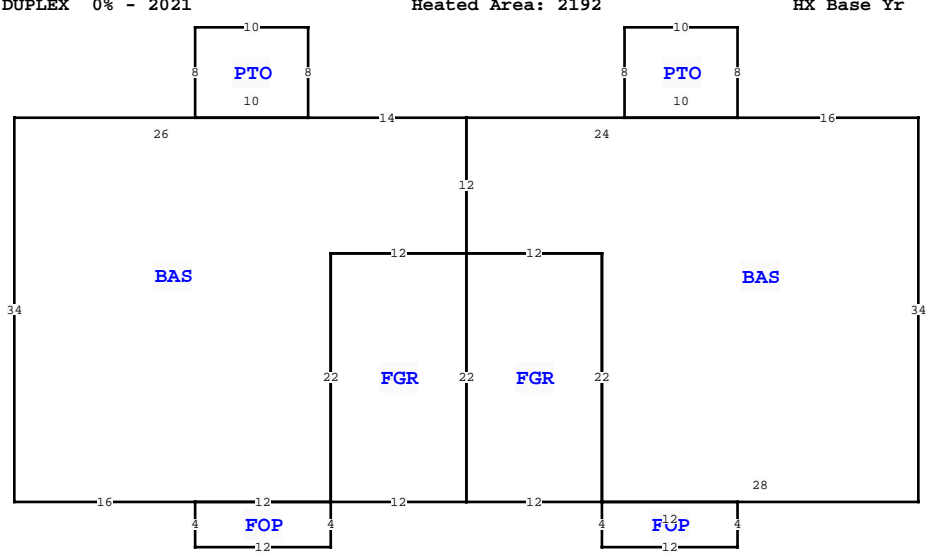
MLMWEST LLC  
 3101 W US HWY 90, STE 201  
 LAKE CITY, FL 32055

**2026**

34-3S-16-02463-142  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,096	100	
BAS	1,096	100	
FGR	264	55	
FGR	264	55	
FOP	48	30	
FOP	48	30	
PTO	80	5	
PTO	80	5	
TOTALS	2,976		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	2021								
Heated Area: 2192 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			298,162
TOTAL MARKET OB/XF VALUE			8,566
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			341,728
SOH/AGL Deduction			0
ASSESSED VALUE			341,728
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			341,728
TOTAL JUST VALUE			341,728
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,858
LAND:1:1: 0.57 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
1650	MULTIFAM	327	10/06/1999
1651	MULTIFAM	327	10/06/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0478	2/21/2020	WD	Q	I	01	265,000
GRANTOR: CAROLYN S CASTAGNA						
GRANTEE: MLMWEST LLC						
1406/0476	2/19/2020	WD	U	I	11	100
GRANTOR: JERRY CASTAGNA						
GRANTEE: CAROLYN S CASTAGNA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	0	0	5,544.00	UT	1.50	1.50	100	2000
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2017

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

BUILDING DIMENSIONS			
BAS= W16 PTO= N8 W10 S8 E10\$ W24 BAS= W14 PTO= N8 W10 S8 E10\$ W26 S34 E16 FOP= S4 E12 N4 W12\$ E12 FGR= E12 N22 W12 S22\$ N22 E12 N12\$ S12 FGR= S22 E12 N22 W12\$ E12 S22 FOP= S4 E12 N4 W12\$ E28 N34\$.			

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	DPH 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-2115.00	220.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

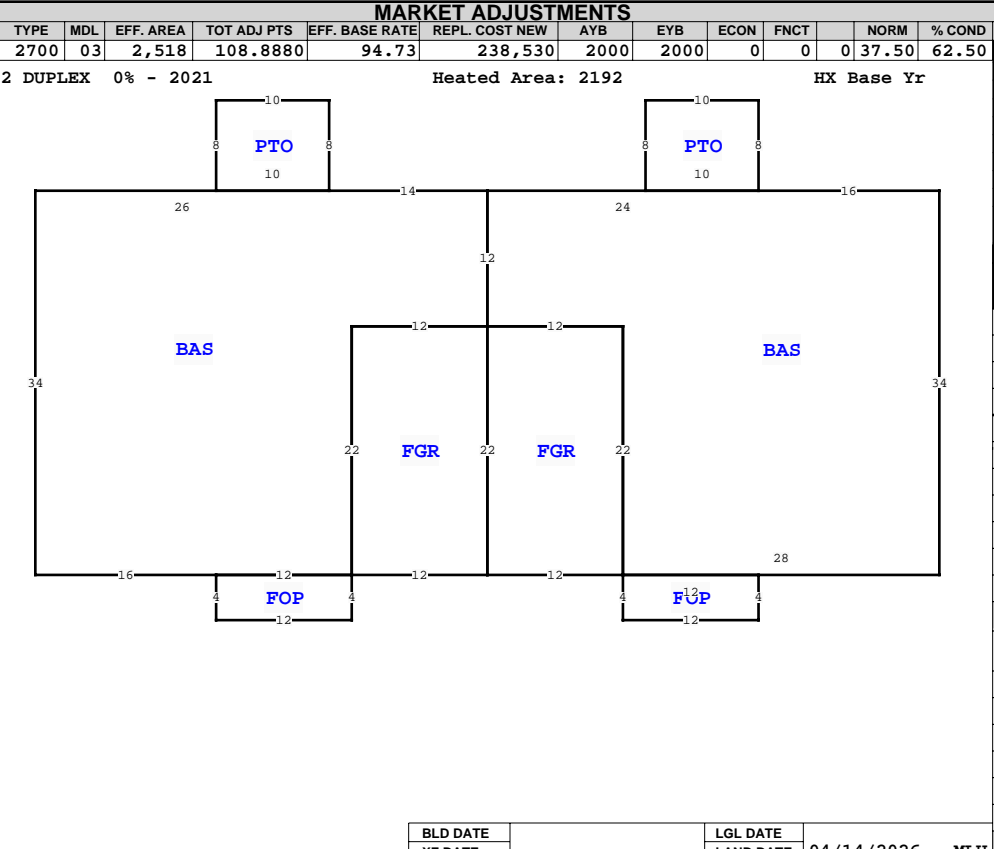
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Story Height		0	100		
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Stories	1.	1.	100		
Units		2	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0800MULTI-FAM <10				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	34316.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,096	100		1,096	64,890
BAS	1,096	100		1,096	64,890
FGR	264	55		145	8,585
FGR	264	55		145	8,585
FOP	48	30		14	829
FOP	48	30		14	829
PTO	80	5		4	237
PTO	80	5		4	237
TOTALS	2,976			2,518	149,081



COLUMBIA COUNTY PROPERTY PAGE 2 of 2 1

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**BUILDING NOTES**

**BUILDING DIMENSIONS**

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**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**

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