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

2027

34-3S-16-02463-142

BUILDING CHARACTERISTICS

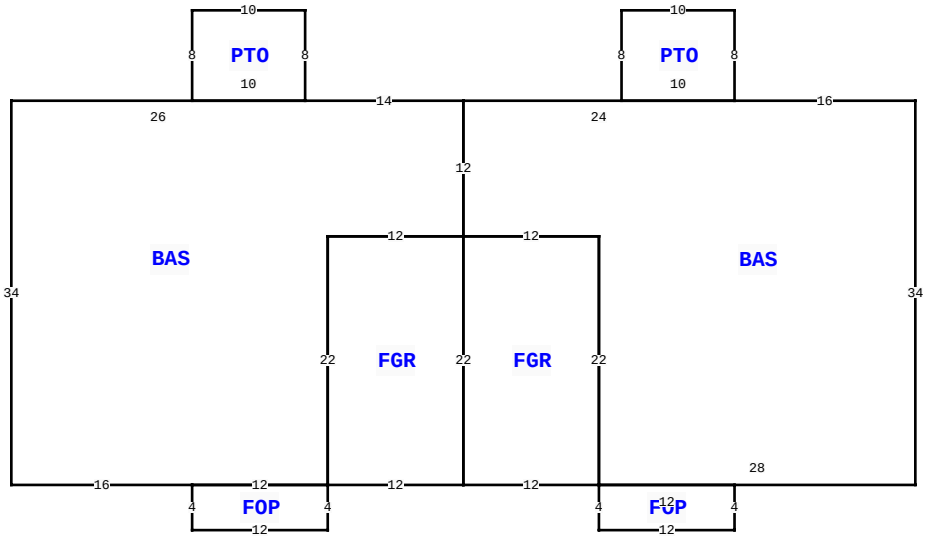
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
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	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,518	108.8880	94.73	238,530	2000	2000	0	0	0	37.50	62.50

1 DUPLEX 0% - 2021 Heated Area: 2192 HX Base Yr



3743 NW HUNTSBORO ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	341,728

LAND:1:1: 0.57 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1650	MULTIFAM	327	10/06/1999
1651	MULTIFAM	327	10/06/1999
00404		16,425	

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						

BUILDING NOTES

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$.

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	5,544.00	UT	1.50	1.50	100	2000	2000	3	100	8,316	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 8,566

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-	2115.00	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: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS

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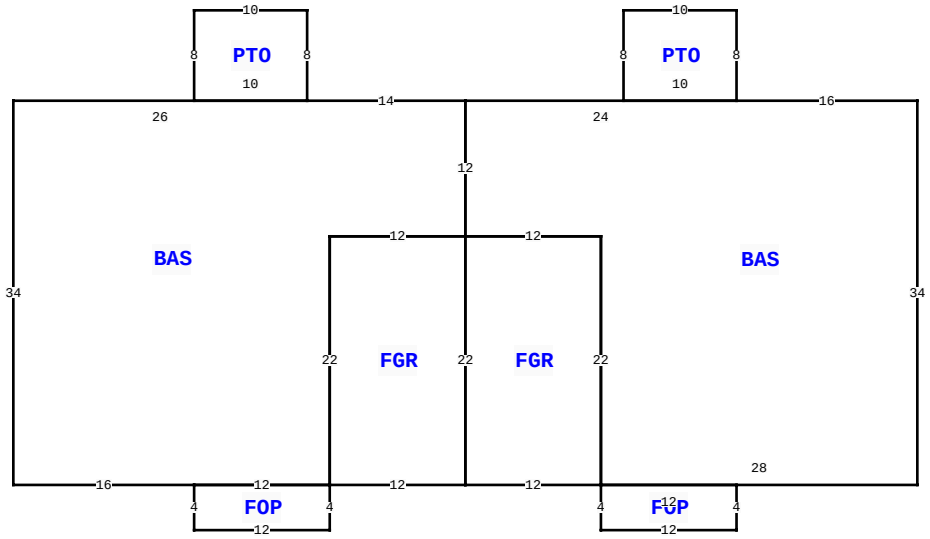
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