

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	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
BAS	840	100	
FGR	252	55	
FGR	252	55	
FOP	48	30	
FOP	48	30	
PTO	120	5	
PTO	120	5	
TOTALS	2,520		1,998

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	2023		185,794	1987	1987	0	0	50.00	50.00

Heated Area: 1680 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	185,894		
TOTAL MARKET OB/XF VALUE	1,700		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	222,594		
SOH/AGL Deduction	0		
ASSESSED VALUE	222,594		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	222,594		
TOTAL JUST VALUE	222,594		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	218,328		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/696	5/09/2022	WD	U	I	11	100
GRANTOR: BRENNAN JOHN						
GRANTEE: FOUR LEASE PROPERTI						
1347/0050	10/30/2017	WD	Q	I	01	200,000
GRANTOR: DARRELL & KATHY HUNT						
GRANTEE: JOHN & CINDI BRENNA						

EXTRA FEATURES		355 NW LAKE CITY AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0169	FENCE/WOOD	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 PTO= N10 W12 S10 E12\$ W26 S30 E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 N21 W12 S17\$ N17 E12 N9 \$ BAS= S9 FGR= S21 E12 N21 W12\$ E12 S17 FOP= S4 E12 N4 W12\$E12 S4 E14 N30 W14 PTO= N10 W12 S10 E12\$ W24\$.	

LAND DESCRIPTION		TOTAL OB/XF												1,700										
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-1220.00	100.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

LOT 16 BLOCK A GATORWOOD S/D.
833-2488, WD 1347-50, WD 1466-69

FOUR LEASE PROPERTIES LLC
358 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

34-3S-16-02484-023
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 2 of 2

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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		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	0800MULTI-FAM <10		
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			92,997

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2 DUPLEX	0%	2023									
Heated Area: 1680 HX Base Yr											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE	04/14/2026	MLU	

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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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
TOTAL OB/XF 0																

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV