

LOT 12 BLOCK B GATORWOOD S/D.
804-1404, 973-1279, WD 1242-
2109, WD 1376-1220,

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

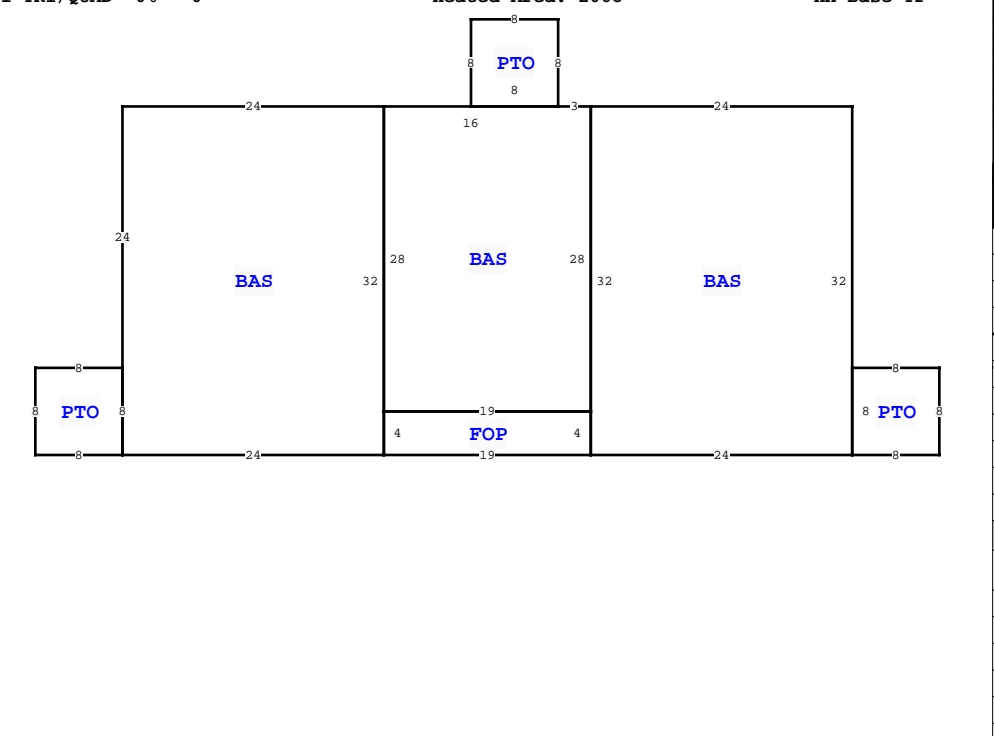
2026

34-3S-16-02484-038



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floor	14 CARPET 90
Interior Floor	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	3 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TRI/QUAD	0% - 0		98.19	206,199	1985	1985	0	0	50.00	50.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	26,119
BAS	768	100		768	37,705
BAS	768	100		768	37,705
FOP	76	30		23	1,129
PTO	64	5		3	148
PTO	64	5		3	148
PTO	64	5		3	148
TOTALS	2,336			2,100	103,100

3820 NW HUNTSBORO ST, LAKE CITY

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	1,500
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	500

TOTAL OB/XF 2,000

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
1	0800	C	MULTI-FAM	0		RMF-21	100.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			206,200
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			243,200
SOH/AGL Deduction			12,285
ASSESSED VALUE			230,915
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			230,915
TOTAL JUST VALUE			243,200
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,732

SALE:2:1: SEE NOTE ON PARCEL #02484-031
LAND:1:1: 0.50 AC.
SALE:1:1: INCLUDED 02484-034, 039, 041 & 044

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1220	1/15/2019	WD Q	Q	I	05	718,500

GRANTOR: GATORWOOD ASHINGTON A
GRANTEE: GARDENIA APARTMENTS
1242/2109 7/02/2012 WD U I 11 100
GRANTOR: THOMAS EAGLE, STEPHEN
GRANTEE: GATORWOOD ASHINGTON

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 BAS= W3 PTO= N8 W8S8 E8\$ W16 BAS= W24 S24 PTO= W8 S8 E8 N8\$ S8 E24 N32\$S28 FOP= S4 E19 N4 W19\$ E19 N28\$ S32 E24 PTO= E8 N8 W8 S8\$ N32\$.

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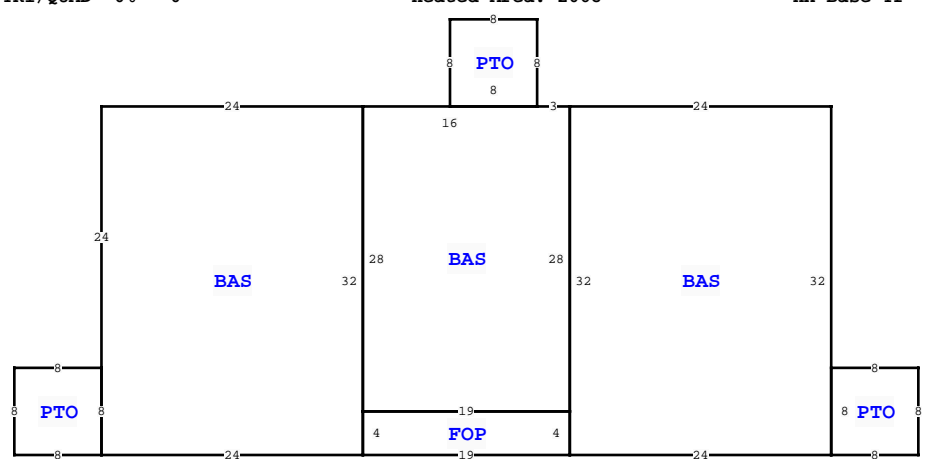
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MARKET ADJUSTMENTS											
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2	TRI/QUAD	0%	- 0	98.19	206,199	1985	1985	0	0	50.00	50.00



QUALITY	CD	CONSTRUCTION			
Quality	05	05			
DOR CODE	0800	MULTI-FAM <10			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.020	1.00/			
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LAND DESCRIPTION															TOTAL OB/XF									
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