S1/2 LOT 14 & W 10 FT OF N1/2
LOT 14 BLOCK B GATORWOOD S/D.

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

2026

34-3S-16-02484-040

BUILDING CHARACTERISTICS

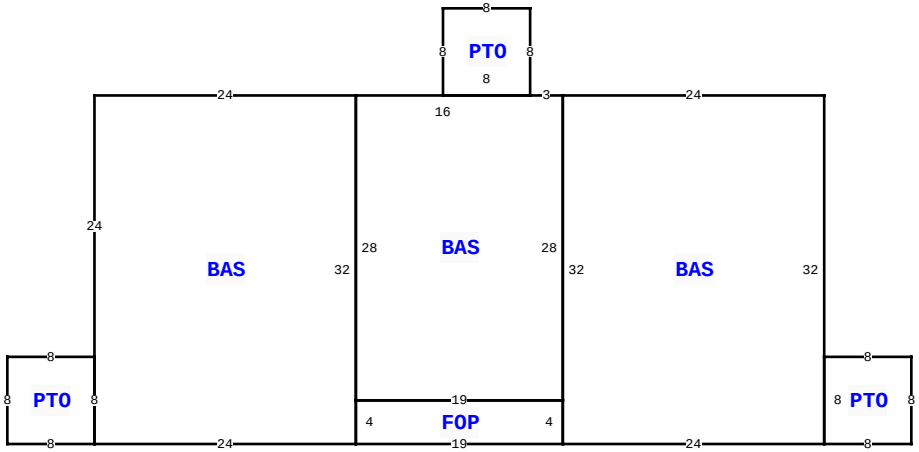
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
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	34316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	25,246
BAS	768	100		768	36,446
BAS	768	100		768	36,446
FOP	76	30		23	1,092
PTO	64	5		3	143
PTO	64	5		3	143
PTO	64	5		3	143
TOTALS	2,336			2,100	99,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	2,100	109.0950	94.91	199,311	1984	1984	0	0	0	50.00	50.00

1 TRI/QUAD 0% - 0 Heated Area: 2068 HX Base Yr



3860 NW HUNTSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	99,656
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	128,656
SOH/AGL Deduction	1,217
ASSESSED VALUE	127,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,439
TOTAL JUST VALUE	128,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,366

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	I	05	718,500
GRANTOR: GATORWOOD ASHINGTON A						
GRANTEE: GARDENIA APARTMENTS						
1242/2100	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$.

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	0260	PAVEMENT-A	0	0	0	0	0.50	UT	1,500.00	1,500.00	100	0	0	3	100	750	
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 1,000

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-2	110.00	100.00	1.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	28,000							

REVIEW DATE 06/14/2023 BY JB Total Acres: 0.25 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/19/2026 BY SYS