

S1/2 OF LOT 15 & E 10 FT OF
 N1/2 OF LOT 15 BLOCK B
 GATORWOOD S/D.

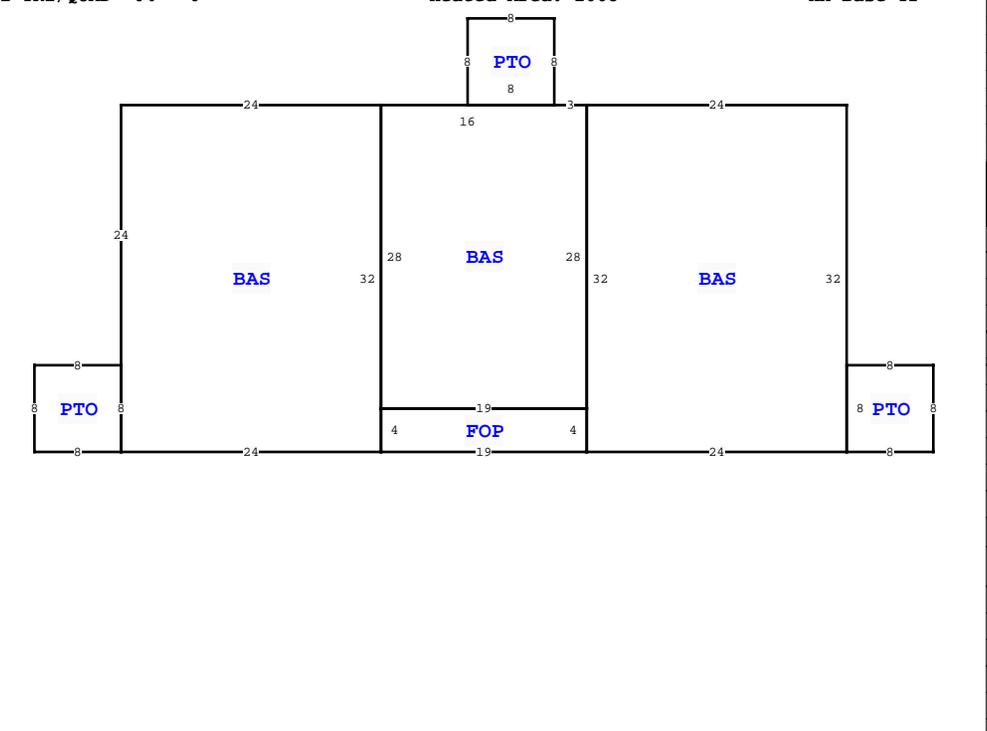
GARDENIA APARTMENTS LLC
 P O BOX 3009
 LAKE CITY, FL 32056-3009

2026

34-3S-16-02484-041


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	8 100
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	1984	1984	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

3884 NW HUNTSBORO ST, LAKE CITY

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	0	0	0.50	UT	1,500.00	1,500.00	100
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 1,000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0800	C	MULTI-FAM	0		RMF-21	100.00	110.00	1.00	LT	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			103,100
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			139,100
SOH/AGL Deduction			4,639
ASSESSED VALUE			134,461
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			134,461
TOTAL JUST VALUE			139,100
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,366
SALE:3:1: SEE NOTE ON PARCEL #02484-031			
SALE:1:1: INCLUDED 02484-034, 038, 039 & 044			
LAND:1:1: 0.28 AC. (1/2 PLATTED LOT)			
BLDG:1:1: 2-2 BR/LBA - 1 1-BR/LBA			
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	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\$.											