

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

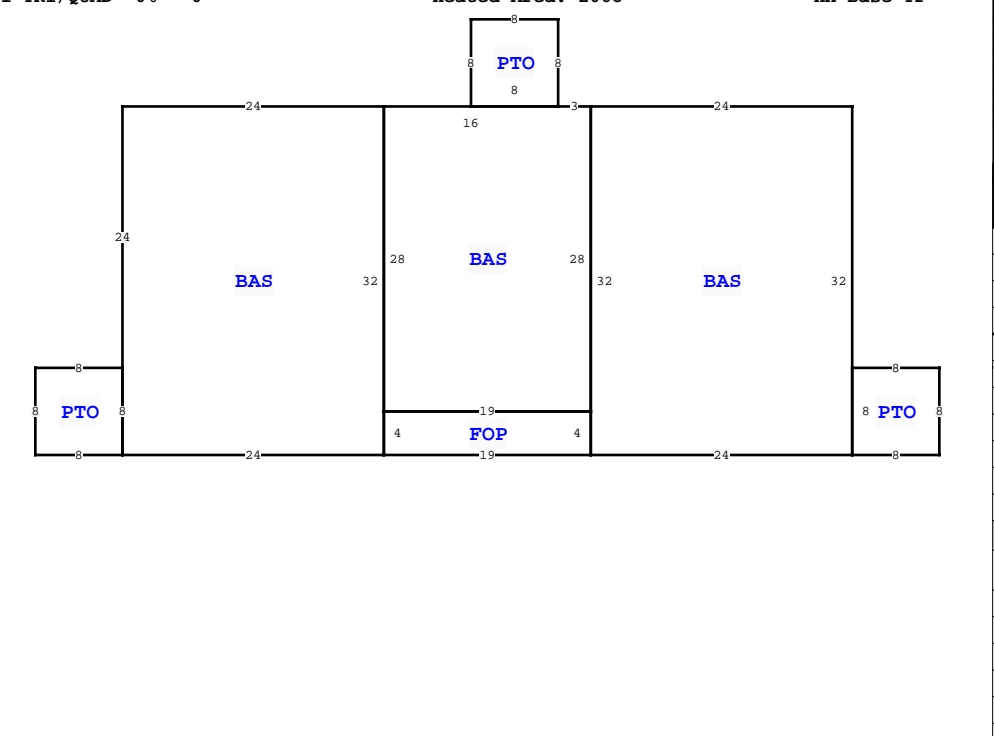
2026

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		94.91	199,311	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	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
<b>TOTALS</b>	<b>2,336</b>			<b>2,100</b>	<b>99,656</b>

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			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	99,656		
TOTAL MARKET OB/XF VALUE	1,000		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	135,656		
SOH/AGL Deduction	1,195		
ASSESSED VALUE	134,461		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	134,461		
TOTAL JUST VALUE	135,656		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	133,366		

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											
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BUILDING DIMENSIONS											
BAS= W24 BAS= W3 PTO= N8 W8S8 E8S W16 BAS= W24 S24 PTO= W8 S8 E8 N8S S8 E24 N32S28 FOP= S4 E19 N4 W19S E19 N28S S32 E24 PTO= E8 N8 W8 S8S N32S.											