N1/2 OF LOT 15 EX THE E 10 FT OF GATORWOOD S/D. (WITHIN CITY LIMI

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

2027

34-3S-16-02484-043

BUILDING CHARACTERISTICS

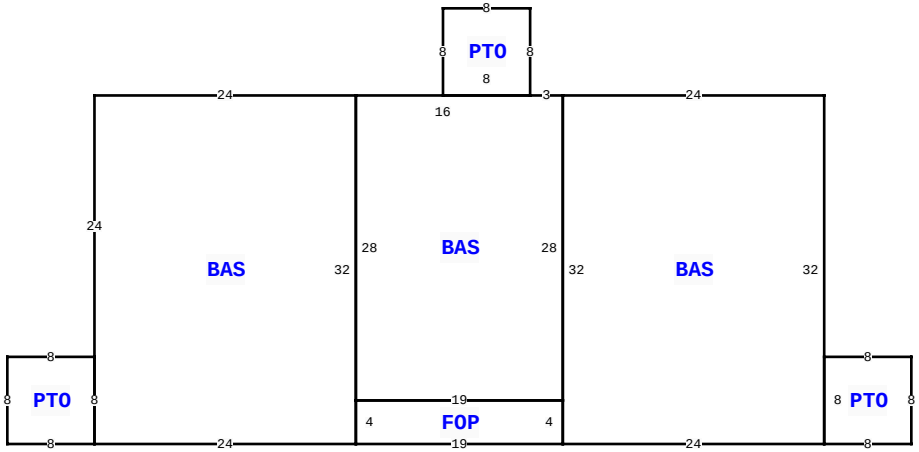
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	31,558
BAS	768	100		768	45,557
BAS	768	100		768	45,557
FOP	76	30		23	1,364
PTO	64	5		3	178
PTO	64	5		3	178
PTO	64	5		3	178
TOTALS	2,336			2,100	124,569

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	1982	2000	0	0	0	37.50	62.50

1 TRI/QUAD 0% - 2022 Heated Area: 2068 HX Base Yr



3882 NW HUNTSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	124,569
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	153,569
SOH/AGL Deduction	0
ASSESSED VALUE	153,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,569
TOTAL JUST VALUE	153,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/990	4/16/2021	WD	Q	I	01	161,000
GRANTOR: LIBIS PAUL						
GRANTEE: GARDENIA APARTMENTS						
1146/2229	3/31/2008	QC	Q	I	03	45,000
GRANTOR: SUSAN HALL						
GRANTEE: PRISCILLA A NEWMAN						

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	90.00	110.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.23 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS