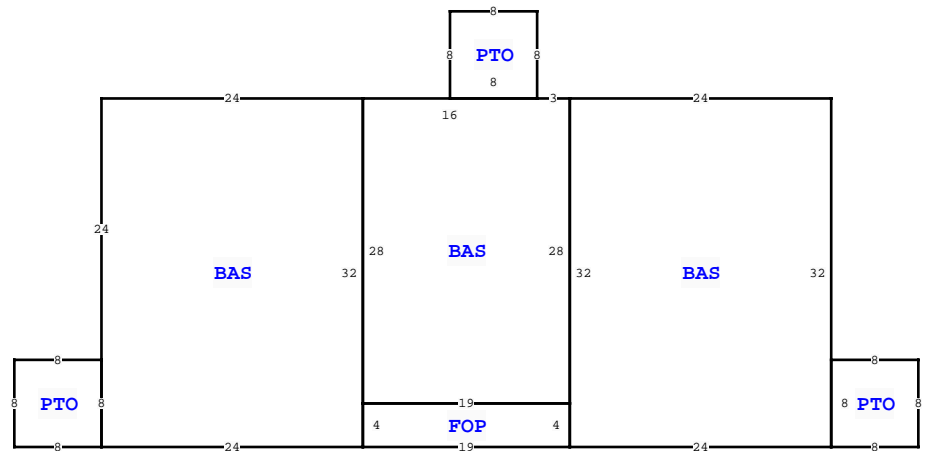


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	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	
2800	03	2,100	109.0950	94.91	199,311	1984	2000	0	0	0	37.50	62.50
1 TRI/QUAD 0% - 0 Heated Area: 2068 HX Base Yr												



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

3858 NW HUNTSBORO ST, LAKE CITY

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

L N	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	0.50	UT	1,500.00	1,500.00	100	0	0	3	100	750	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	250	

TOTAL OB/XF 1,000

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100.00	110.00	1.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	28,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	Tax Group: 1	STANDARD
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		26,130
ASSESSED VALUE		127,439
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		127,439
TOTAL JUST VALUE		153,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,629

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	01	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 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.