

LOT 40 EASTSIDE VILLAGE S/D.
776-1243, WD 807-1852, 812-567,

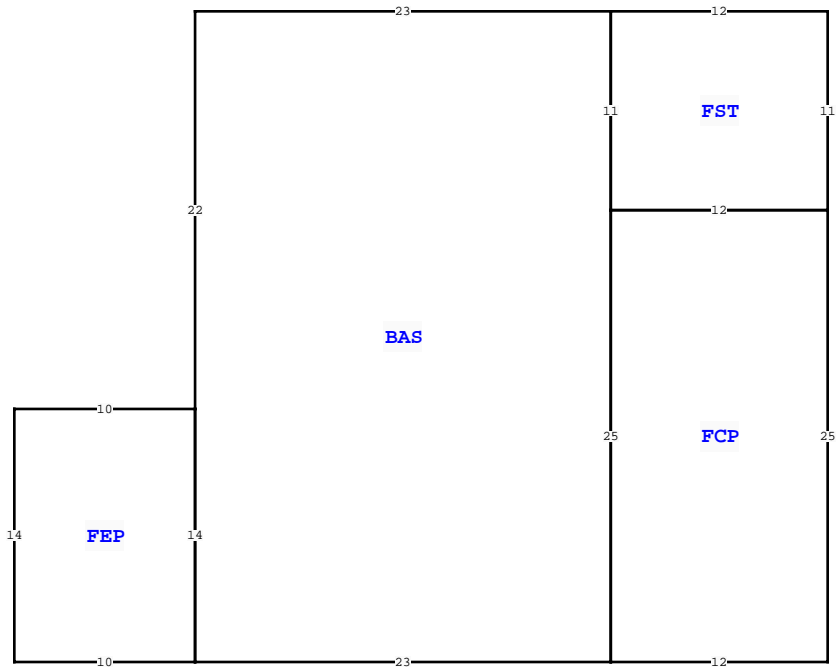
GAUTHIER RYAN PHILLIP/GAUTHIER KAREN J
210 SE BECKY TER
LAKE CITY, FL 32025

2026

34-3S-17-07018-140
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	828	100	
FCP	300	25	
FEP	140	85	
FST	132	55	
TOTALS	1,400		1,095

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	-	2026							Heated Area: 828 HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		83,965	
TOTAL MARKET OB/XF VALUE		2,280	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		108,745	
SOH/AGL Deduction		0	
ASSESSED VALUE		108,745	
TOTAL EXEMPTION VALUE		HX HB WX SX 106,411	
BASE TAXABLE VALUE		2,334	
TOTAL JUST VALUE		108,745	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		95,327	
XFOB:5:1: MERI MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/620	6/08/2026	WD Q	Q	I	01	145,800
GRANTOR: GRIKSTAS JAYNE						
GRANTEE: GAUTHIER RYAN PHILL						
1545/1863	7/28/2025	WD Q	Q	I	01	142,500
GRANTOR: BRACKEN JUDITH L						
GRANTEE: GRIKSTAS EDWARD J						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	12	12		7.50	7.50	100	1993	1993	3	100	1,080	
3	0252	LEAN-TO W/	0	100	0	0		0.00	0.00	100	2017	2017	3	100	100	
4	0252	LEAN-TO W/	0	100	0	0		0.00	0.00	100	2017	2017	3	100	100	
5	0120	CLFENCE 4	0	100	0	0		500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

TOTAL OB/XF														2,280									
REVIEW DATE 10/06/2025 BY TP Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/16/2026 BY SYS																							