LOT 4 ALEXANDRA HEIGHTS S/D.
360-452, 726-296, 752-909, 833-2

GAINER JANIE
145 NE KINGSTON LN
LAKE CITY, FL 32055

2027

35-3S-17-07345-000

BUILDING CHARACTERISTICS

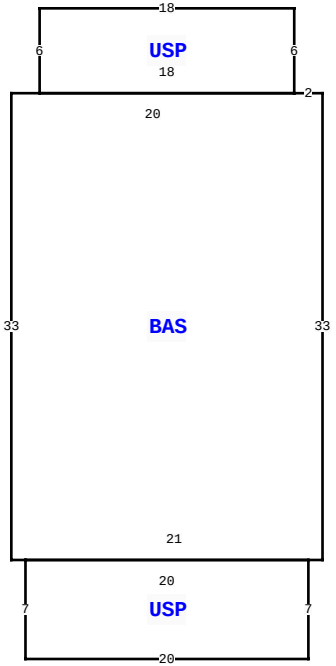
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	726	100		726	18,819
USP	108	35		38	985
USP	140	35		49	1,270
TOTALS	974			813	21,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	813	36.2520	39.88	32,422	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 1997 Heated Area: 726 HX Base Yr 1997



145 NE KINGSTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		55,024
TOTAL MARKET OB/XF VALUE		5,428
TOTAL LAND VALUE - MARKET		22,766
TOTAL MARKET VALUE		83,218
SOH/AGL Deduction		15,394
ASSESSED VALUE		67,824
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		37,824
TOTAL JUST VALUE		83,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9862	M H	125	06/20/1995
9765	M H	125	05/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1319	12/31/2025	LE	U	I	14	100
GRANTOR: GAINER JANIE						
GRANTEE: GAINER JANIE (ENH L						
0832/2603	12/31/1996	QC	Q	I	01	0
GRANTOR: WILLETTE J GAINER CRA						
GRANTEE: WILLIE & JANIE M GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 USP= N6 W18 S6 E18$W20 S33 E1 USP= S7 E20 N7 W20$ E21 N33$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0070	CARPORT UF	0	100	24	24	576.00	UT	2.50	2.50	100	2005	2005	3	100	1,440	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
6	0255	MBL HOME S	0	100	23	56	1,288.00	UT	1.00	1.00	100	2012	2012	3	100	1,288	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 5,428

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	0100	C	SFR	0		00	0.00	0.00	45,532.00	SF		1.00	1.00	1.00	0.25	0.25	11,383							
2	0102	C	SFR/MH	100		00	0.00	0.00	45,532.00	SF		1.00	1.00	1.00	0.25	0.25	11,383							

REVIEW DATE 02/15/2017 BY DF Total Acres: 2.09 Total Land Value: 22,766 Market: 0 Agricultural: 0 Common: 22,766 PRINTED 11/17/2026 BY SYS

LOT 4 ALEXANDRA HEIGHTS S/D.
360-452, 726-296, 752-909, 833-2

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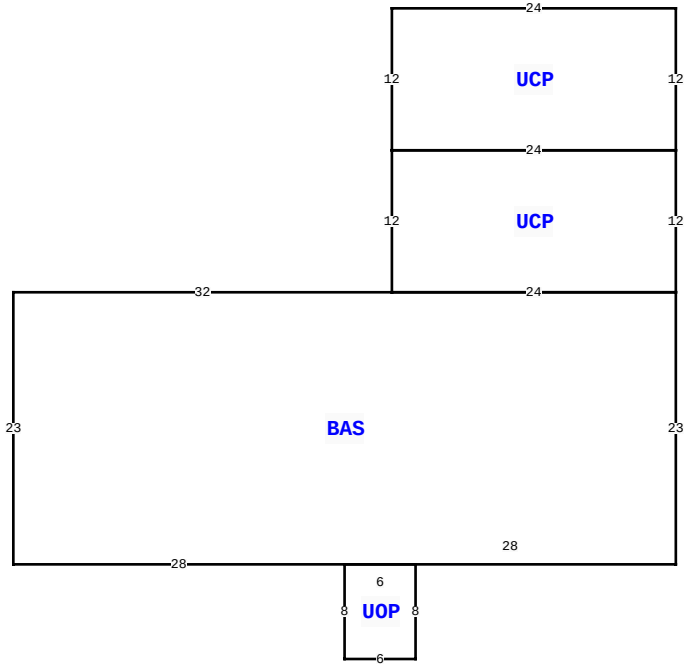
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	30,881
UCP	288	20		58	1,391
UCP	288	20		58	1,391
UOP	48	25		12	288
TOTALS	1,912			1,416	33,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,416	99.9000	59.94	84,875	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1997 Heated Area: 1288 HX Base Yr 1997



145 NE KINGSTON LN, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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0832/2603	12/31/1996	QC	Q	I	01	0
GRANTOR: WILLETTE J GAINER CRA						
GRANTEE: WILLIE & JANIE M GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S23 E28 UOP= S8 E6 N8 W6$ E28 N23 UCP= N12 UCP= N12 W24 S12 E24$ W24 S12 E24$ W24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/15/2017 BY DF Total Acres: 2.09 Total Land Value: 22,766 Market: 0 Agricultural: 0 Common: 22,766 PRINTED 11/17/2026 BY SYS