LOT 7 BLOCK B SOUTHWOOD ACRES S/
ORB 308-276, 462-747, 831-931, 9

GANSKOP MATTHEW
P O BOX 1815
LAKE CITY, FL 32056-1815

2026

36-4S-16-03354-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

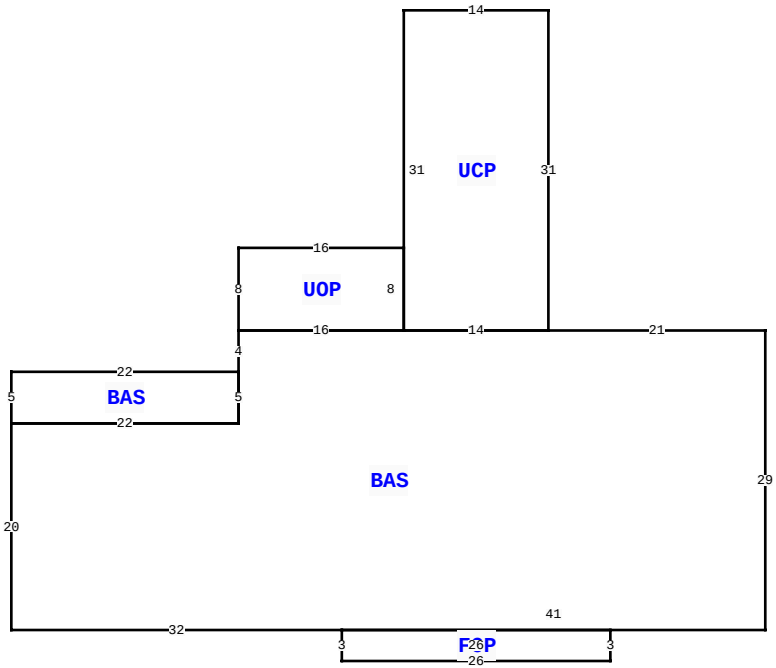
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	9,784
BAS	1,919	100		1,919	170,687
FOP	78	30		23	2,046
UCP	434	20		87	7,738
UOP	128	20		26	2,313
TOTALS	2,669			2,165	192,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	120.0375	136.84	296,259	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2029 HX Base Yr 2003



171 SW BELLMONT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		192,568
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		50,080
TOTAL MARKET VALUE		246,448
SOH/AGL Deduction		99,269
ASSESSED VALUE		147,179
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,768
TOTAL JUST VALUE		246,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,441

SALE:1:1: LOT 7 BLK B SOUTHWOOD ACRES UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043667	Electrical Servic	0	02/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0970/1296	12/19/2002	WD	Q	I	06	100,000
GRANTOR: JEFFERY L & LINDA GAN						
GRANTEE: MATTHEW GANSKOP						
0831/0931	11/29/1996	WD	Q	I		78,000
GRANTOR: JUDITH T AYERS FKA JU						
GRANTEE: GANSKOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UCP= N31 W14 S31 E14$ W14 UOP= N8 W16 S8 E16$ W16 S4 BAS= W22 S5 E22 N5$ S5W22 S20 E32 FOP= S3 E26 N3 W26$ E41 N29$.

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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	100		A-1	0.00	0.00	3.13	AC		1.00	1.00	1.00	16,000.00	16,000.00	50,080							

REVIEW DATE 01/28/2026 BY KS Total Acres: 3.13 Total Land Value: 50,080 Market: 0 Agricultural: 0 Common: 50,080 PRINTED 05/11/2026 BY SYS