LOT 15 SOUTHWOOD ACRES S/D UNIT
636-690, PORB #99-77-CP 880-2159

PITZER GARY E & CINDY S LIVING TRUST DATED APRIL 2
420 SW PRISM LP
LAKE CITY, FL 32024

2027

36-4S-16-03373-015

BUILDING CHARACTERISTICS

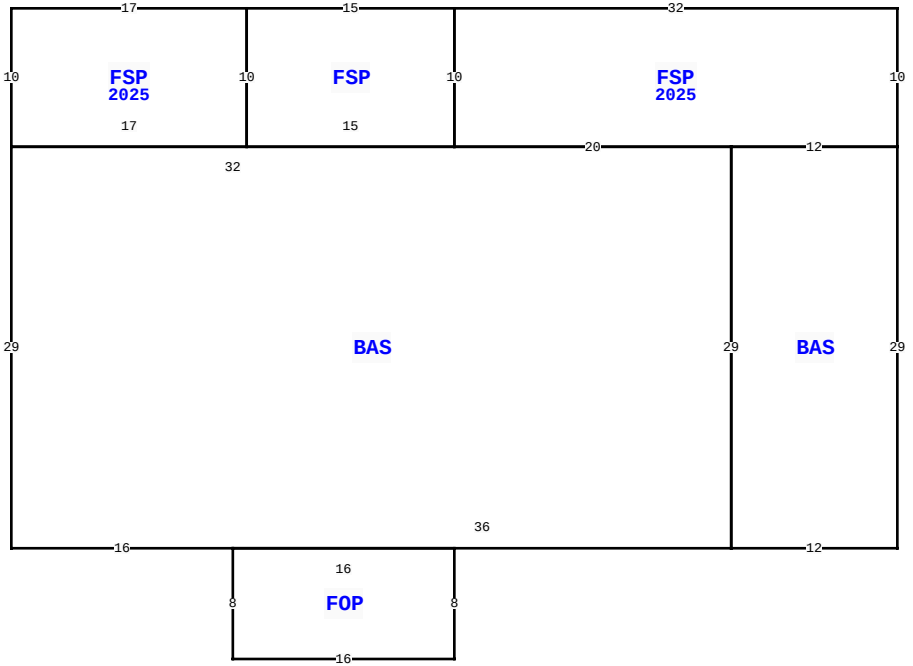
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	348	100		348	40,003
BAS	1,508	100		1,508	173,347
FOP	128	30		38	4,368
FSP	150	40		60	6,897
FSP	170	40	2025	68	7,817
FSP	320	40	2025	128	14,714
TOTALS	2,624			2,150	247,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,150	114.8400	126.32	271,588	1988	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2022 Heated Area: 1856 HX Base Yr 2022



420 SW PRISM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	247,145
TOTAL MARKET OB/XF VALUE	27,284
TOTAL LAND VALUE - MARKET	46,200
TOTAL MARKET VALUE	320,629
SOH/AGL Deduction	22,519
ASSESSED VALUE	298,110
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	246,699
TOTAL JUST VALUE	320,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051544	Screen Enclosure	11,500	11/18/2024
000046965	Storage Building	15,000	04/14/2023
32573	MAINT/ALTR	35	12/29/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/1771	11/23/2021	WD	Q	I	01	251,200
GRANTOR: GATEWAY DEVELOPMENT L						
GRANTEE: PITZER GARY E & CIN						
1307/0705	1/07/2016	WD	U	I	30	100
GRANTOR: GABRIEL CURRY						
GRANTEE: GATEWAY DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 W32 S29 E16 E36 N29 $
BAS=[ORIG=0,29] E12 N29 W12 S29 $
FSP=[YR=2025;ORIG=12,-10] W32 S10 E20 E12 N10 $
FSP=[YR=2025;ORIG=-35,-10] W17 S10 E17 N10 $
FSP=[ORIG=-20,0] N10 W15 S10 E15 $
FOP=[ORIG=-36,29] S8 E16 N8 W16 $
.

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	0166	CONC,PAVMT	0	100	20	10	200.00	UT	2.00	2.00	100	1993	1993	3	100	400	
2	0166	CONC,PAVMT	0	100	3	36	108.00	UT	2.00	2.00	100	1993	1993	3	100	216	
3	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	10.00	100	2009	2009	3	100	2,400	
4	0166	CONC,PAVMT	0	100	0	0	2,919.00	UT	2.25	2.25	100	2009	2009	3	100	6,568	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2026	2025		100	3,200	
6	0210	GARAGE U	0	100	0	0	1.00	UT	11,500.00	11,500.00	100	2026	2025		100	11,500	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 27,284

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	2.31	AC		1.00	1.00	1.00	20,000.00	20,000.00	46,200							

REVIEW DATE 01/28/2026 BY KS Total Acres: 2.31 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 11/17/2026 BY SYS