

GANDER DENNIS D/YARBROUGH BETTY JO
393 SW TALL PINE CT
LAKE CITY, FL 32024

(AKA W 6 AC LOT 27 BUJE'S TRACT
THE S 265.15 FT OF NE1/4 OF SE1/
EX E 328.57 FT.

COLUMBIA COUNTY PROPERTY
VALUATION SUMMARY
PAGE 1 of 1

MARKET ADJUSTMENTS
TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECEN FNCT NORM % COND
0201 02 1,566 113.9000 67.20 105,235 2005 2005 0 0 0 39.00 61.00
1 MANUF 1 - 100% - 2016

BUILDING CHARACTERISTICS
ELEMENT CD CONSTRUCTION
Exterior Wall 31 VINYL SID 100
Roof Structure 03 GABLE/HIP 100
Roof Cover 03 COMP SHGL 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 3 100
Bathrooms 2 100
Stories 1. 1. 100
Architectural 01 CONV 100
Units 0 100
Condition Adj 03 03 100
Kitchen Adjus 01 01 100

VALUATION BY
STANDARD
BUILDING MARKET VALUE 64,193
TOTAL MARKET OBJ/FX VALUE 21,000
TOTAL LAND VALUE - MARKET 36,360
TOTAL MARKET VALUE 102,553
SOH/AGL Deduction 26,785
ASSESSED VALUE 75,768
TOTAL EXEMPTION VALUE BX HB SX YX VP 75,768
BASE TAXABLE VALUE 0
TOTAL JUST VALUE 102,553
INCOME VALUE 0
PREVIOUS YEAR MKT VALUE 0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1293/2798	4/30/2015	WD	Q	I	01	71,700

GRANTOR: WILLIAM DONALD SPAGNO
GRANTEE: DENNIS D GANDER & B
1273/0303 4/15/2014 PB U I 19 0
GRANTOR: CLERK OF COURT (SALVA)
GRANTEE: WILLIAM DONALD SPAG

SALES DATA
BLD DATE 02/25/2022 MTU
XF DATE
INC DATE
ADJ UNIT PRICE 2,000
ORIG COND 100
% COND 100
YEAR ON 1.00
YEAR ACTUAL 2,000.00
ADJ R 1.00
UT 2,000.00
UNITS 1.00
DPTH 2,000.00
FRONT 0.00
DEPTH 0.00
TOT LND UTS 6.06
AC 1.00
DPTH FACT 1.00
% COND 1.00
TOT ADJ 1.00
TOT OB/FX 2,000
ADJ UNIT PRICE 6,000.00
UNIT PRICE 6,000.00
LAND VALUE 36,360

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	59,028
FOP	360	35	126	5,165

LAND DESCRIPTION	LAND USE CODE	DESCRIPTION	CAP	R	LOC ZONE	TOT LND UTS	UNIT TYPE	DPTH	FRONT	DEPTH	TOT ADJ	% COND	ADJ UNIT PRICE	UNIT PRICE	LAND VALUE
1 0200	MBL EM	100		A-1	6.06	AC	1.00	1.00	0.00	0.00	1.00	1.00	6,000.00	6,000.00	36,360

EXTRA FEATURES	BLD CAP	L	W	ADJ UNIT PRICE	ADJ R	UT	UNITS	DPTH	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH	FRONT	DEPTH	TOT ADJ	% COND	ADJ UNIT PRICE	UNIT PRICE	LAND VALUE	
1 19946 Well	0	100	0	0			1.00	2,000.00	2,000.00												

REVIEW DATE	BY	DFRP	Total Acres:	Total Land Value:	Market:	Agricultural:
06/23/2016			6.06	36,360	0	0