LOT 8 OAK RIDGE ESTATES UNIT 3

ORB 625-548.

CARSWELL JERRY TYRUS/CARSWELL PAMELA
280 SW GERTRUDIS DRIVE
LAKE CITY, FL 32024

2026

25-4S-16-03155-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

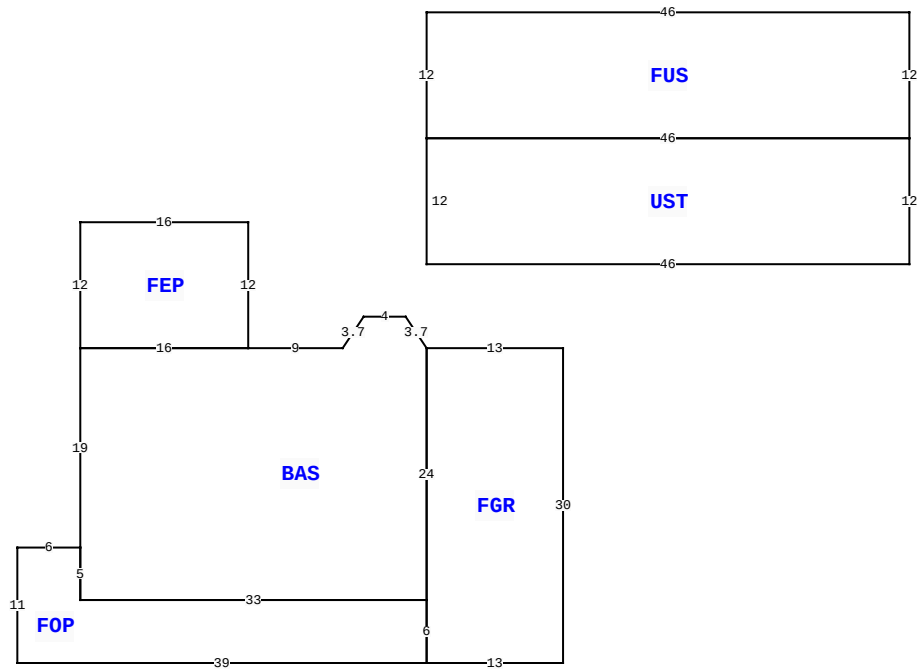
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	25416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100		810	75,711
FEP	192	80		154	14,394
FGR	390	55		214	20,002
FOP	264	30		79	7,384
FUS	552	100		552	51,596
UST	552	45		248	23,180
TOTALS	2,760			2,057	192,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,057	128.3921	143.80	295,797	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1362 HX Base Yr



280 SW GERTRUDIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,268
TOTAL MARKET OB/XF VALUE		35,056
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		287,324
SOH/AGL Deduction		95,499
ASSESSED VALUE		191,825
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,103
TOTAL JUST VALUE		287,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,324

LAND:1:1: 4.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53800	Electrical Servic		08/07/2025
000053800	Electrical Servic		08/07/2025
33101	STORAGE	137	06/19/2015
15818	POOL	85	07/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0625/0548	6/16/1987	WD	Q	V		13,400

GRANTOR: THOMAS DWIGHT L

GRANTEE: CARSWELL JERRY T &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= U3 L2 W4 L2 D3 W9 FEP= N12 W16 S12 E16$ W16 S19 FOP= W6 S11E39N6 W33 N5 $ S5 E33 FGR= S6 E13N30 W13 S24$ N24$ PTR= N20 UST= S12 E46 N12 W46$ FUS= E46 N12 W46 S12$ S20$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	720.00	UT	1.50	1.50	100	1999	1999	3	100	1,080	
4	0166	CONC,PAVMT	0	100	0	0	2,400.00	UT	2.00	2.00	100	1993	1993	3	100	4,800	
5	0296	SHED METAL	0	100	10	12	120.00	UT	3.00	3.00	100	1993	1993	3	100	360	
6	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	9.00	9.00	100	2015	2015	3	100	10,800	
7	0251	LEAN TO W/	0	100	12	40	480.00	UT	3.50	3.50	100	2015	2015	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 35,056

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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 08/12/2025 BY tommy Total Acres: 4.02 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 09/24/2025 BY SYS