NE DIV: LOT 15 GIBBS PARK S/D.

MCKIRE FRANK
663 NE GIBBS TER
LAKE CITY, FL 32055

2025

00-00-00-11198-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

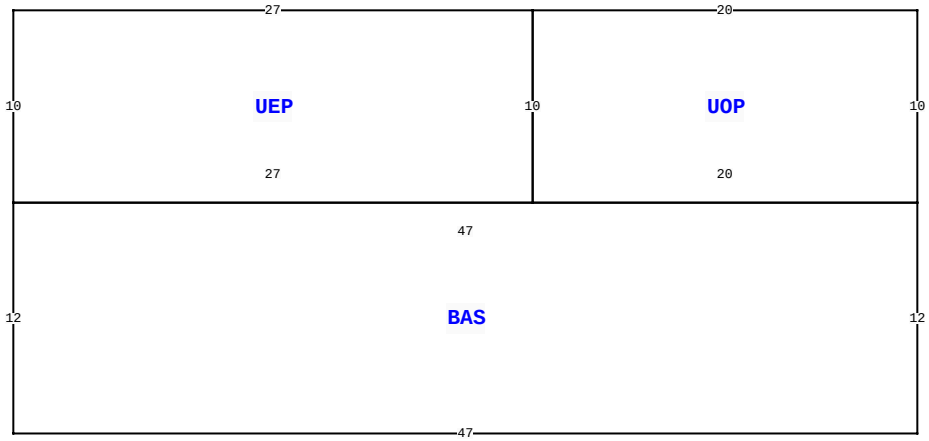
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	564	100		564	6,734
UEP	270	70		189	2,257
UOP	200	25		50	597
TOTALS	1,034			803	9,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	803	66.3390	39.80	31,959	1970	1970	10	0	0	60.00	30.00

1 MOBILE HME – 0% - 2023 Heated Area: 564 HX Base Yr



663 NE GIBBS TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,588
TOTAL MARKET OB/XF VALUE	7,850
TOTAL LAND VALUE - MARKET	10,944
TOTAL MARKET VALUE	28,382
SOH/AGL Deduction	0
ASSESSED VALUE	28,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,382
TOTAL JUST VALUE	28,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S12 E47 N12$ UOP= N10 W20 UEP= W27 S10 E27 N10$ S10 E20$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 7,850

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	0102	C	SFR/MH	0			0.00	0.00	21,888.00	SF		1.00	1.00	1.00	0.50	0.50	10,944							

REVIEW DATE 09/10/2015 BY DF Total Acres: 0.50 Total Land Value: 10,944 Market: 0 Agricultural: 0 Common: 10,944 PRINTED 08/05/2025 BY SYS