

NW DIV: 100 FT SQ IN NE COR OF B
R/W.

MCKELLUM LESTER/MCKELLUM MARY
480 NW GIBSON LN
LAKE CITY, FL 32055

2026

00-00-00-11512-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0200MOBILE HOME

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 820317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	1,289
BAS	440	100		440	8,863
BAS	784	100		784	15,791
FCP	290	25		72	1,450
FSP	240	40		96	1,934
UST	30	45		14	282
UST	99	45		45	906

TOTALS 1,947 1,515 30,515

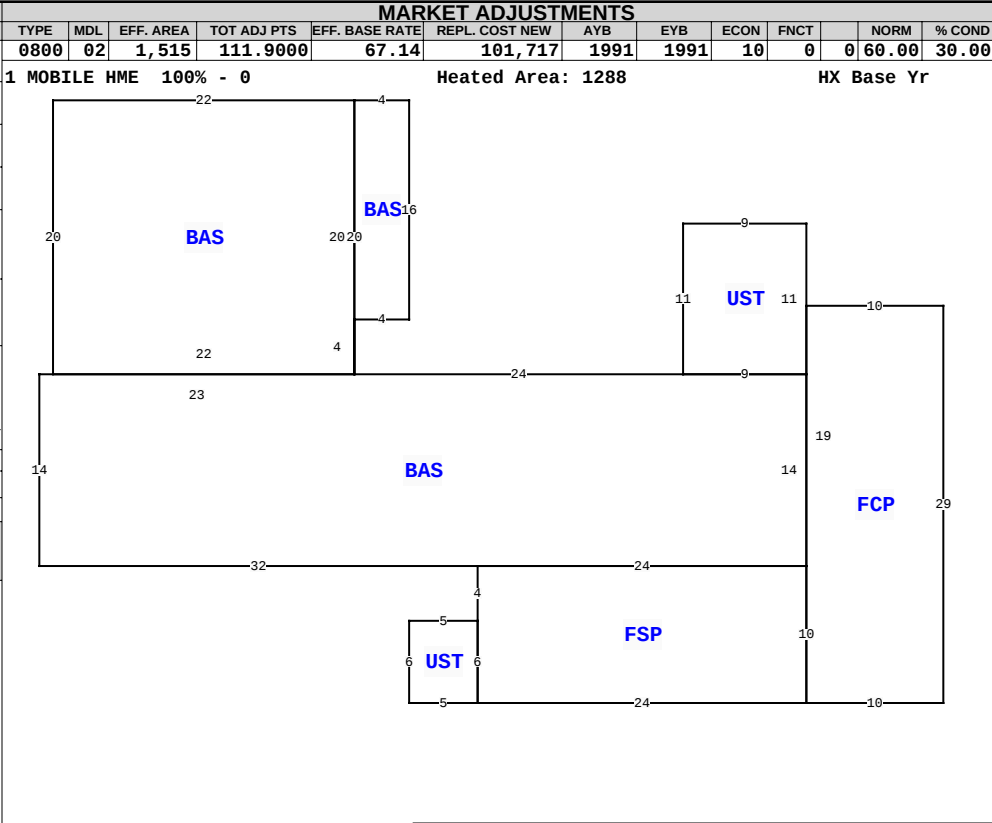
EXTRA FEATURES

L N	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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		00	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.50	0.50	5,000							

REVIEW DATE 11/10/2015 BY DF



480 NW GIBSON LN, LAKE CITY

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		1
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 1					Tax Dist:							
BUILDING MARKET VALUE										30,515		
TOTAL MARKET OB/XF VALUE										8,800		
TOTAL LAND VALUE - MARKET										5,000		
TOTAL MARKET VALUE										44,315		
SOH/AGL Deduction										19,762		
ASSESSED VALUE										24,553		
TOTAL EXEMPTION VALUE					HX HB					24,553		
BASE TAXABLE VALUE										0		
TOTAL JUST VALUE										44,315		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										44,315		
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
000046716				Roof Replacement				3,749		03/10/2023		
423				ADDN SFR				64		04/24/1995		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1426/2079		12/22/2020		WD	U	I	11	100				
GRANTOR: MCKELLUM LESTER												
GRANTEE: MCKELLUM LESTER												
0726/0058		6/27/1990		WD	Q	V	04	0				
GRANTOR: H A WILSON												
GRANTEE: LESTER MCKELLUM												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W24 BAS= N4 E4 N16 W4 S20\$ BAS= N20 W22 S20 E22\$ W23 S14 E32 FSP= S4 UST= W5 S6 E5 N6\$ S6 E24 N10 W24\$ E24 FCP= S10 E10 N29W10 S19\$ N14 UST= N11 W9 S11 E9\$ W9\$.												

TOTAL OB/XF 8,800																						
L N	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
	00	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.50	0.50	5,000										

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.23 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 11/20/2025 BY SYS