

BEG SE COR, RUN N 424.16 FT,
W 1321.26 FT, S 424.16 FT TO S
LINE OF SEC, E 1321.31 FT TO

GOBER RICHARD R/GOBER PATRICIA L
1272 SW WALTER AVE
LAKE CITY, FL 32024

2026

02-5S-16-03437-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	30,376
BAS	1,485	100		1,485	112,770
FEP	400	80		320	24,301
FGR	2,240	55		1,232	93,558
FOP	108	30		32	2,430
TOTALS	4,633			3,469	263,434

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	20	20	1.00	UT	0.00	0.00
2	0080	DECKING	0 100	11	53	583.00	UT	6.50	6.50
3	0166	CONC, PAVMT	0 100	0	0	356.00	UT	2.00	2.00
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
5	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.87
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	11.71

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,469	104.3100	116.83	405,283	1989	1989	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 2017 Heated Area: 1885 HX Base Yr 2017												
1272 SW WALTER AVE, LAKE CITY												

1272 SW WALTER AVE, LAKE CITY				XF DATE		LAND DATE				04/08/2025		MLU	
				INC DATE		AG DATE							
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	0	0	3	100	560				
583.00	UT	6.50	6.50	100	2009	2009	3	100	3,790				
356.00	UT	2.00	2.00	75	1993	1993	3	75	534				
1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000				
1.00	UT	0.00	0.00	100	2019	2019	3	100	400				

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		263,434	
TOTAL MARKET OB/XF VALUE		8,284	
TOTAL LAND VALUE - MARKET		95,060	
TOTAL MARKET VALUE		366,778	
SOH/AGL Deduction		122,389	
ASSESSED VALUE		244,389	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		193,667	
TOTAL JUST VALUE		366,778	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366,778	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044502	Electrical Servic	0	05/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0665	6/14/2016	WD	Q	I	01	320,000
GRANTOR: JUSTIN M & OLIVIA M F						
GRANTEE: RICHARD R & PATRICI						
1317/0663	6/07/2016	WD	U	I	11	100
GRANTOR: MTM CAPITAL HOLDINGS,						
GRANTEE: JUSTIN FITZHUGH & O						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 FEP= N20 W20 S20 E20\$ W42 S29 E27 FOP= S6 E18 N6 W18\$ E18 BAS= E20 N20 W20 S20\$ N20 E20 FGR= S2 E56 N40 W56 S38\$ N9\$.									