

PART OF LOT 8 FALLING CREEK FARM
BEG NE COR OF SE1/4 OF NE1/4, RU
RUN W 251.55 FT TO POINT ON E R/

ADAMS JEFFREY J/ADAMS BARBARA JEAN
289 NE GILBERT CT
LAKE CITY, FL 32055

2026

05-3S-17-04851-105



BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY																												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 3																												
Exterior Wall	31	VINYL SID 100	0201	02	1,260	115.9000	108.95	137,277	1989	1989	0	0	0	45.00	55.00	VALUATION SUMMARY																												
Roof Structur	03	GABLE/HIP 100	1 MANUF 1 100% - 2021														Heated Area: 960														HX Base Yr 2021													
Roof Cover	12	MODULAR MT 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																																										
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 0200 MOBILE HOME																																												
MAP NUM			MKT AREA			03																																						
NEIGHBORHOOD/LOC			5317.0200			1.00/																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	960	100		960	57,526																																							
UEP	300	70		210	12,584																																							
UOP	48	25		12	719																																							
UOP	160	25		40	2,397																																							
UST	84	45		38	2,277																																							
TOTALS	1,552			1,260	75,502																																							
EXTRA FEATURES			289 NE GILBERT CT, LAKE CITY			BLD DATE			LGL DATE			04/10/2025			MLU																													
						XF DATE			LAND DATE																																			
						INC DATE			AG DATE																																			
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	0252	LEAN-T0 W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50																												
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																												
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																												
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400																												
LAND DESCRIPTION			TOTAL OB/XF															7,550																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	0200	C	MBL HM	100		A-1	0.00	0.00	3.14	AC		1.00	1.00	0.90	8,500.00	7,650.00	23,983																											
REVIEW DATE 08/10/2015 BY DF Total Acres: 3.14 Total Land Value: 23,983 Market: 0 Agricultural: 0 Common: 23,983 PRINTED 11/19/2025 BY SYS																																												