

THE WEST 330.61 FT OF NW1/4 OF N
EAST 330.69 FT OF THE WEST 661.3
NW1/4 OF NW1/4 SUBJECT TO COUNTY

ROYALS WILLIAM EUGENE/ROYALS NANCY
550 SW GABRIEL PL
LAKE CITY, FL 32024

2026

05-4S-16-02781-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	32	HARDIE BRD 100								0100	01	7,478	114.4132	128.14	958,231	2000	2000	0	0	0	25.00	75.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2004										Heated Area: 6330										HX Base Yr 2004									
Roof Cover	14	PREFIN MT 100																												Tax Group: 2									
Interior Wall	05	DRYWALL 100																												Tax Dist:									
Interior Floo	14	CARPET 70																												BUILDING MARKET VALUE									
Interior Floo	15	HARDTILE 30																												TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																												TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																												TOTAL MARKET VALUE									
Bedrooms		4 100																												SOH/AGL Deduction									
Bathrooms		3.5 100																												ASSESSED VALUE									
Frame	02	WOOD FRAME 100																												TOTAL EXEMPTION VALUE									
Stories	1.5	1.5 100																												BASE TAXABLE VALUE									
Architectual	05	CONV 100																												TOTAL JUST VALUE									
Units		0 100																												NCON VALUE									
Condition Adj	03	03 100																												INCOME VALUE									
Kitchen Adjus	01	01 100																												PREVIOUS YEAR MKT VALUE									
Quality	05	05																																					
DOR CODE	5000 IMPROVED AG																																						
MAP NUM											MKT AREA										01																		
NEIGHBORHOOD/LOC	5416.00										1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,600	100		2,600	249,873																																		
FGR	752	55		414	39,788																																		
FOP	180	30		54	5,190																																		
FOP	210	30		63	6,055																																		
FOP	231	30		69	6,632																																		
FOP	262	30		79	7,592																																		
FSP	160	40		64	6,151																																		
FSP	600	40		240	23,066																																		
FST	88	55		48	4,613																																		
FST	812	55		447	42,959																																		
TOTALS	10,375			7,478	718,673																																		
EXTRA FEATURES					550 SW GABRIEL PL, LAKE CITY																																		
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	1,720.00	UT	2.00	2.00	100	2003	2003	3	100	3,440																							
2	0260	PAVEMENT-A	0	100	0	0	7,520.00	UT	1.10	1.10	75	2003	2003	3	75	6,204																							
3	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	70.00	100	2004	2004	3	43	19,505																							
4	0166	CONC, PAVMT	0	100	0	0	489.00	UT	2.00	2.00	100	2004	2004	3	100	978																							
5	0169	FENCE/WOOD	0	100	0	0	2,584.00	UT	3.00	3.00	75	2006	2006	3	75	5,814																							
6	0166	CONC, PAVMT	0	100	0	0	408.00	UT	3.00	3.00	100	2008	2008	3	100	1,224																							
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200																							
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																							
9	0210	GARAGE U	0	100	24	24	576.00	UT	14.40	14.40	100	2014	2014	3	100	8,294																							
10	0083	DOCK-LAKE	0	100	0	0	650.00	UT	10.35	10.35	25	2014	2014	3	30	2,018																							
LAND DESCRIPTION										TOTAL OB/XF										49,477																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000																						
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800																						
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330																						
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	133,000																						
REVIEW DATE 10/31/2023 BY jerry Total Acres: 20.00 Total Land Value: 13,130 Market: 133,000 Agricultural: 6,130 Common: 7,000 PRINTED 11/18/2025 BY SYS																																							

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