LOT 21 THE HUNT PLACE S/D.
430-43, 452-324, WD 1356-2767,

GERBEC MATTHEW M/GERBEC BETHANY J
104 SW SEVILLE PLACE
LAKE CITY, FL 32024

2026

08-5S-16-03490-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

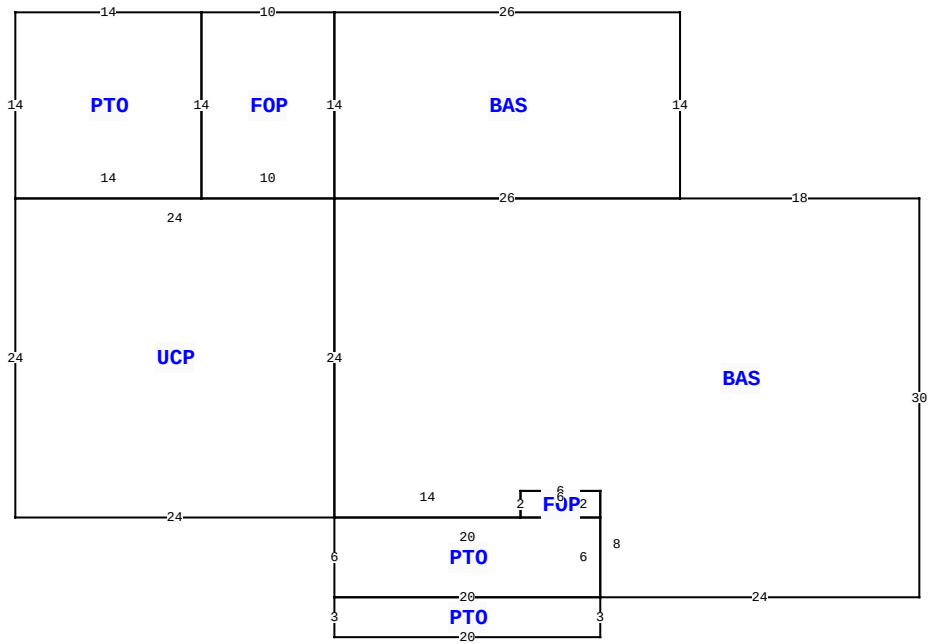
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100		364	32,975
BAS	1,188	100		1,188	107,624
FOP	12	30		4	362
FOP	140	30		42	3,805
PTO	60	5		3	272
PTO	120	5		6	543
PTO	196	5		10	906
UCP	576	20		115	10,418
TOTALS	2,656			1,732	156,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,732	85.1424	95.36	165,164	1979	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2020 Heated Area: 1552 HX Base Yr 2020



104 SW SEVILLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,906
TOTAL MARKET OB/XF VALUE		11,260
TOTAL LAND VALUE - MARKET		45,090
TOTAL MARKET VALUE		213,256
SOH/AGL Deduction		102,658
ASSESSED VALUE		110,598
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,876
TOTAL JUST VALUE		213,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41009	STORAGE		12/11/2020
36910	REMODEL	375	06/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/2767	3/29/2018	WD	U	I	37	35,000

GRANTOR: HAROLD D & DEBORAH A

GRANTEE: MATTHEW M & BETHANY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 BAS= N14 W26 S14 E26$ W26 FOP= N14 W10 PTO= W14 S14 E14 N14$ S14 E10$ UCP= W24 S24 E24 N24$ S24 PTO= S6 PTO= S3 E20 N3 W20$ E20 N6 FOP= N2 W6 S2 E6$ W20$ E14 N2 E6 S8E24 N30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	0031	BARN,MT AE	0	100	31	40	1.00	UT	11,160.00	11,160.00	100	2021	2020		100	11,160	

LAND DESCRIPTION

TOTAL OB/XF 11,260

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	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	0.90	10,000.00	9,000.00	45,090							

REVIEW DATE 02/15/2021 BY BC Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 10/02/2025 BY SYS