W1/2 OF SW1/4 OF SW1/4.
426-219, 777-111, 779-1112, 910-

COODY TASHAHNDA JOY/COODY STEPHEN WAYNE
507 SE GATOR LN
LAKE CITY, FL 32025

2026

09-4S-17-08301-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

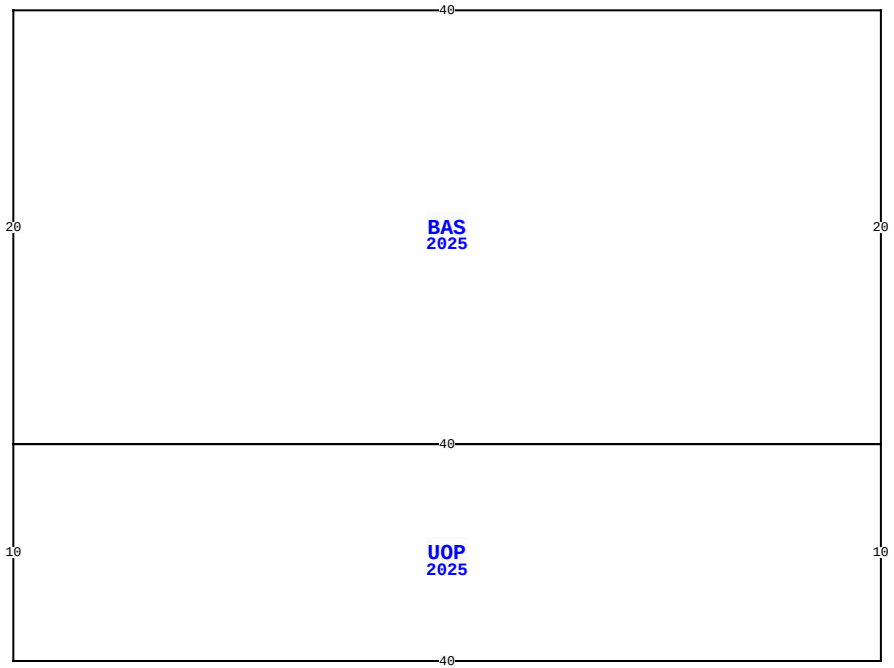
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2025	800	22,656
UOP	400	25	2025	100	2,832
TOTALS	1,200			900	25,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	900	118.0000	70.80	63,720	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 800 HX Base Yr 2025



507 SE GATOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		25,488
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		68,750
TOTAL MARKET VALUE		36,683
SOH/AGL Deduction		12,597
ASSESSED VALUE		24,086
TOTAL EXEMPTION VALUE	HX HB	24,086
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		101,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,238

SALE:6:2: THEM
SALE:9:1: 10 ACRES MKT=16800
SALE:8:1: REPO
SALE:7:1: 10.21 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1516/2728	6/12/2024	LE	U	V	14	100
GRANTOR: COODY STEPHEN WAYNE (						
GRANTEE: BALDREE VICKY RENEE						
1516/2696	6/12/2024	WD	U	V	11	100
GRANTOR: BALDREE VICKY RENEE						
GRANTEE: COODY TASHAHNDA JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=23,15] E40 S20 W40 N20 $
UOP=[YR=2025;ORIG=23,35] E40 S10 W40 N10 $
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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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	40.00	40.00	560							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	445.00	445.00	1,335							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	0.50	7,000.00	3,500.00	66,500							
5	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	2,250.00	2,250.00	2,250							

REVIEW DATE 04/11/2017 BY BC Total Acres: 20.00 Total Land Value: 4,195 Market: 66,500 Agricultural: 1,945 Common: 2,250 PRINTED 11/21/2025 BY SYS