COMM SW COR OF SEC, RUN E 50
FT TO E R/W OF UPCHURCH RD,
N 112 FT FOR POB, CONT N 75

KAMMERON GARY SCOTT/GINGRAS ANGEL LYNN
577 SW UPCHURCH AVE
LAKE CITY, FL 32024

2026

10-4S-16-02860-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

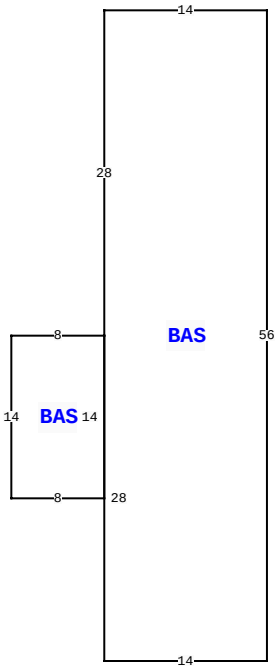
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	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 06
NEIGHBORHOOD/LOC	10416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100		112	3,035
BAS	784	100		784	21,243
TOTALS	896			896	24,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	112.9000	67.74	60,695	1981	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 896 HX Base Yr 2013



577 SW UPCHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		24,278
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		6,545
TOTAL MARKET VALUE		37,923
SOH/AGL Deduction		14,498
ASSESSED VALUE		23,425
TOTAL EXEMPTION VALUE	HX HB	23,425
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		37,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		37,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051057	Electrical Servic	0	10/11/2024
13348	RECONNECT	50	11/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1240/1149	8/22/2012	WD	U	I	40	25,000
GRANTOR: LYNDA SHARON FIELD						
GRANTEE: GARY SCOTT KAMMERON						
1141/0113	1/14/2008	WD	Q	I		25,000
GRANTOR: THOMAS R SEALEY SR						
GRANTEE: LYNDA SHARON FIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S28 BAS= W8 S14 E8 N14$ S28 E14 N56$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0200	C	MBL HM	100		*RSFMH	75.00	126.00	0.22	AC		1.00	1.00	1.75	17,000.00	29,750.00	6,545							

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.22 Total Land Value: 6,545 Market: 0 Agricultural: 0 Common: 6,545 PRINTED 11/19/2025 BY SYS