COMM NE COR OF NW1/4, RUN S 30.0
GABE RD FOR POB, CONT S 761.13 F
761.13 FT, E 229 FT TO POB.

HIGGINS JOHN P/HIGGINS ANNA JEAN
1002 SE GABE ST
LAKE CITY, FL 32025

2026

11-5S-17-09205-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

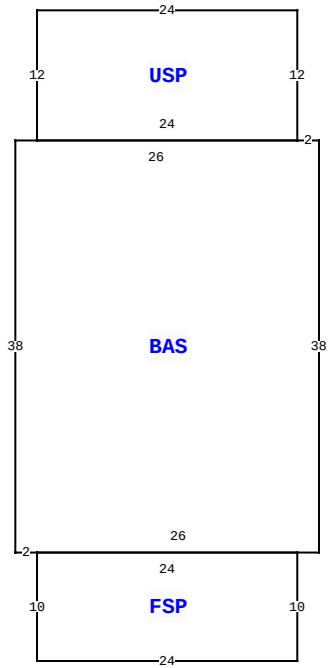
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	45,313
FSP	240	40		96	4,089
USP	288	35		101	4,302
TOTALS	1,592			1,261	53,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,261	58.5000	65.52	82,621	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1064 HX Base Yr



1002 SE GABE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,704
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		97,504
SOH/AGL Deduction		47,422
ASSESSED VALUE		50,082
TOTAL EXEMPTION VALUE	HX HB	25,082
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,504

SALE:1:1: 4 AC WITH OLD HOUSE PAID TOO MUCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0758/1697	4/02/1992	WD	U	I	12	40,000

GRANTOR: ELVIN DICKS
GRANTEE: JOHN HIGGINS

BUILDING NOTES

BUILDING DIMENSIONS

USP= N12 W24 S12 E24$ BAS= W26 S38 E2 FSP= S10 E24 N10 W24$ E26 N38 W2$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	0102	C	SFR/MH	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 08/01/2017 BY BC Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS