COMM SE COR OF SW1/4, RUN N
1985.97 FT, W 1324.32 FT FOR
POB, RUN N 661.09 FT, W 331.29

CHRISTIE GENINA
P O BOX 575
LAKE CITY, FL 32056-0575

2026

12-4S-15-00350-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

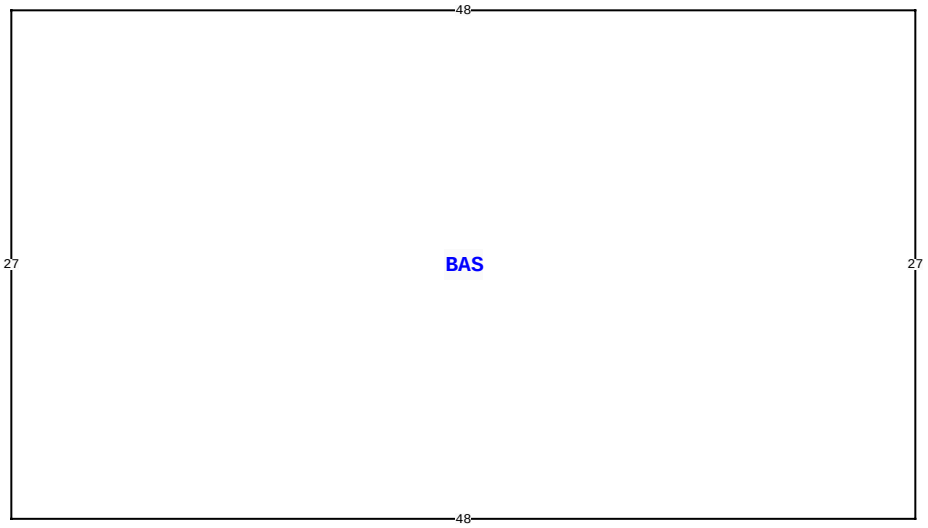
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	10.	10. 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 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	77,659
TOTALS	1,296			1,296	77,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	115.9000	108.95	141,199	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2013 Heated Area: 1296 HX Base Yr 2013



365 SW GALLANT LN, 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		77,659
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		60,360
TOTAL MARKET VALUE		147,019
SOH/AGL Deduction		74,793
ASSESSED VALUE		72,226
TOTAL EXEMPTION VALUE	HX HB WX	52,226
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		147,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1215/0419	5/20/2011	WD	Q	I	01	78,400
GRANTOR: DELBERT LEE & CYNTHIA						
GRANTEE: GENINA CHRISTIE (SI						
0908/1520	8/09/2000	WD	Q	V		23,800
GRANTOR: TERRY M KELLY						
GRANTEE: DELBERT L & CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	0060	CARPORT F	0	100	20	30	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,500	
2	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
3	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 9,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,360							

REVIEW DATE 02/06/2024 BY KS Total Acres: 5.03 Total Land Value: 60,360 Market: 0 Agricultural: 0 Common: 60,360 PRINTED 11/05/2025 BY SYS