BEG NW COR OF SW1/4 OF SE1/4,
RUN N 133.17 FT, E 150 FT, S
364.93 FT, W 150 FT, N 231.83

GILLMORE ALICIA M/COUTER ALBERT R
127 SE NECTARINE
LAKE CITY, FL 32025

**2026**

**12-4S-17-08332-036**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

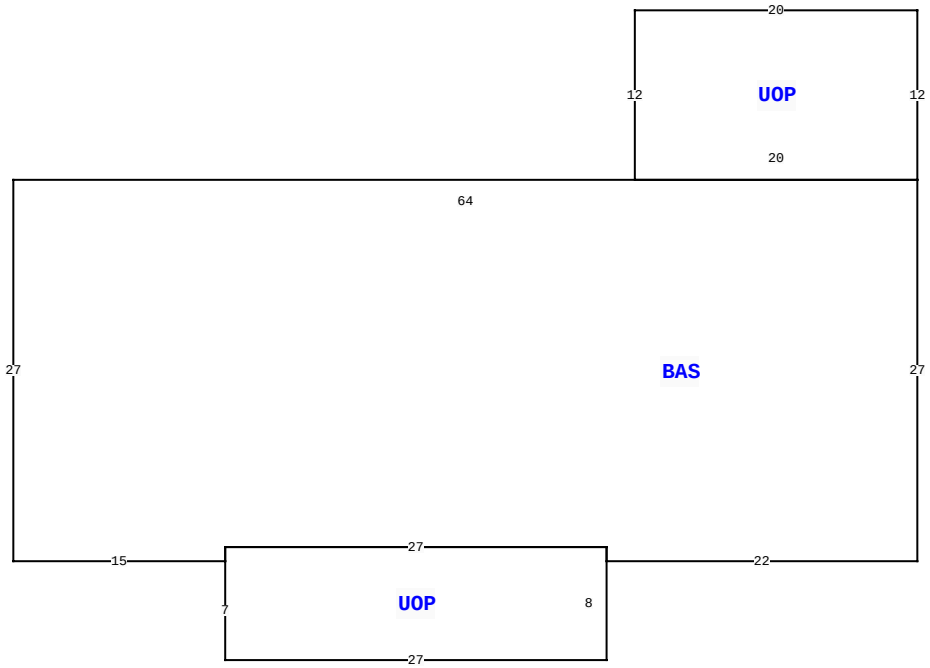
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 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 04 |
| NEIGHBORHOOD/LOC | 12417.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,701 | 100 | | 1,701 | 48,132 |
| UOP | 216 | 25 | | 54 | 1,528 |
| UOP | 240 | 25 | | 60 | 1,698 |
| TOTALS | 2,157 | | | 1,815 | 51,357 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,815 | 117.9000 | 70.74 | 128,393 | 1988 | 1988 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2017 Heated Area: 1701 HX Base Yr 2017




127 SE NECTARINE GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/29/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 51,357 |
| TOTAL MARKET OB/XF VALUE | | 8,820 |
| TOTAL LAND VALUE - MARKET | | 13,750 |
| TOTAL MARKET VALUE | | 73,927 |
| SOH/AGL Deduction | | 40,236 |
| ASSESSED VALUE | | 33,691 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 8,691 |
| TOTAL JUST VALUE | | 73,927 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 73,927 |

SALE:1:1: LOT 6 UNIT 2 PRICE CREEK ACRES UNREC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13828 | M H | 125 | 03/31/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1320/0987 | 7/27/2016 | AG | U | I | 40 | 64,900 |
| GRANTOR: VERINICA A KELLY | | | | | | |
| GRANTEE: ALICIA M GILLMORE & | | | | | | |
| 1308/2331 | 12/31/2015 | WD | U | I | 12 | 27,500 |
| GRANTOR: MIDFIRST BANK | | | | | | |
| GRANTEE: VERINICA A KELLY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP= N12 W20 S12 E20$ BAS= W64 S27 E15 UOP= S7 E27 N8 W27 S1$ N1 E27 S1 E22 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 12 | 14 | 168.00 | UT | 5.00 | 5.00 | 50 | 1993 | 1993 | 3 | 50 | 420 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,820

| 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 | 1.25 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 13,750 | | | | | | | |

REVIEW DATE 04/13/2017 BY BC Total Acres: 1.25 Total Land Value: 13,750 Market: 0 Agricultural: 0 Common: 13,750 PRINTED 11/18/2025 BY SYS