THE W 140 FT OF LOT 72 HI-DRI AC
346-528, WD 588-3, 767-709, 850-

GOSSETT ROBERT M/GOSSETT WENDY
319 SW WHEAT PL
LAKE CITY, FL 32024

2026

15-5S-16-03626-072

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

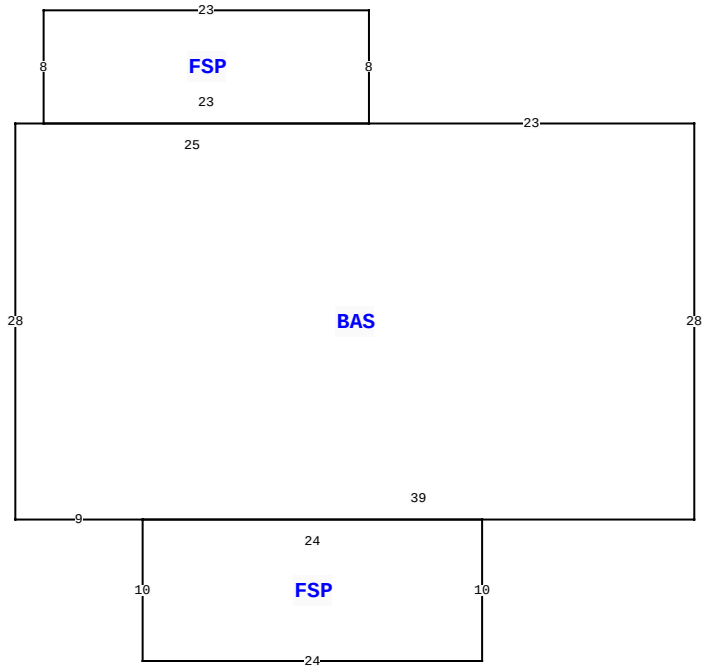
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	37,707
FSP	184	40		74	2,076
FSP	240	40		96	2,693
TOTALS	1,768			1,514	42,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,514	116.9000	70.14	106,192	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1344 HX Base Yr 2015



319 SW WHEAT PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		42,477
TOTAL MARKET OB/XF VALUE		11,530
TOTAL LAND VALUE - MARKET		13,580
TOTAL MARKET VALUE		67,587
SOH/AGL Deduction		34,246
ASSESSED VALUE		33,341
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,341
TOTAL JUST VALUE		67,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050951	Electrical Servic	0	10/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1187/2459	1/22/2010	QC	U	I	11	100
GRANTOR: ROBERT MICHAEL GOSSET						
GRANTEE: ROBERT M GOSSETT &						
0850/1674	12/22/1997	WD	Q	I	01	0
GRANTOR: ROBERT A & MARY RUTH						
GRANTEE: ROBERT MICHAEL GOSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N8 W23 S8 E23$W25 S28 E9 FSP= S10 E24 N10 W24$ E39 N28$.

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	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	50	1993	1993	3	50	720	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
4	0060	CARPORT F	0	100	19	20	380.00	UT	2.50	2.50	100	0	0	3	100	950	
5	0210	GARAGE U	0	100	20	20	400.00	UT	4.40	4.40	100	0	0	3	100	1,760	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 11,530

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			0.00	0.00	0.97	AC		1.00	1.00	1.00	14,000.00	14,000.00	13,580							

REVIEW DATE 10/14/2024 BY tommy Total Acres: 0.97 Total Land Value: 13,580 Market: 0 Agricultural: 0 Common: 13,580 PRINTED 11/21/2025 BY SYS