LOT 81 HI-DRI ACRES UNIT 2.

477-566, 868-1121, DC 1527-650,

BELLERE KAYLA MARIE
475 SW GULL DR
LAKE CITY, FL 32024

2026

15-5S-16-03626-081

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

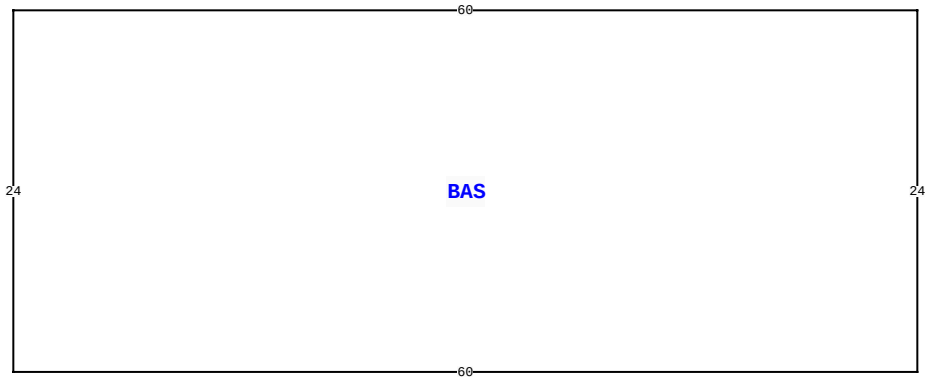
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	39,537
TOTALS	1,440			1,440	39,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	114.4000	68.64	98,842	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1440 HX Base Yr



475 SW GULL DR, 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	39,537
TOTAL MARKET OB/XF VALUE	14,005
TOTAL LAND VALUE - MARKET	31,050
TOTAL MARKET VALUE	84,592
SOH/AGL Deduction	0
ASSESSED VALUE	84,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,592
TOTAL JUST VALUE	84,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13963	M H	125	05/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/2732	7/07/2025	WD	Q	I	05	157,000
GRANTOR: MORESE MICHAEL EUGENE						
GRANTEE: BELLERE KAYLA MARIE						
1530/1559	12/31/2024	PB	U	I	18	0
GRANTOR: MORSE PATRICIA K						
GRANTEE: MORSE MICHAEL EUGEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1996	1996	3	50	200	
5	0294	SHED WOOD/	0	0	10	14	140.00	UT	7.50	7.50	50	1996	1996	3	50	525	
6	0060	CARPORT F	0	0	20	25	500.00	UT	5.00	5.00	100	2007	2007	3	100	2,500	
7	0296	SHED METAL	0	0	10	14	140.00	UT	12.00	12.00	100	2007	2007	3	100	1,680	
8	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 14,005

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	0			0.00	0.00	2.07	AC		1.00	1.00	1.00	15,000.00	15,000.00	31,050							

REVIEW DATE 09/03/2025 BY TP Total Acres: 2.07 Total Land Value: 31,050 Market: 0 Agricultural: 0 Common: 31,050 PRINTED 11/21/2025 BY SYS