N 140 FT LOT 79 HI-DRI ACRES UNI
489-766, 807-524, 907-1232, 909-

TONAC JAMES K
427 SW GULL DR
LAKE CITY, FL 32024

2026

15-5S-16-03626-083

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 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
Quality	05	05

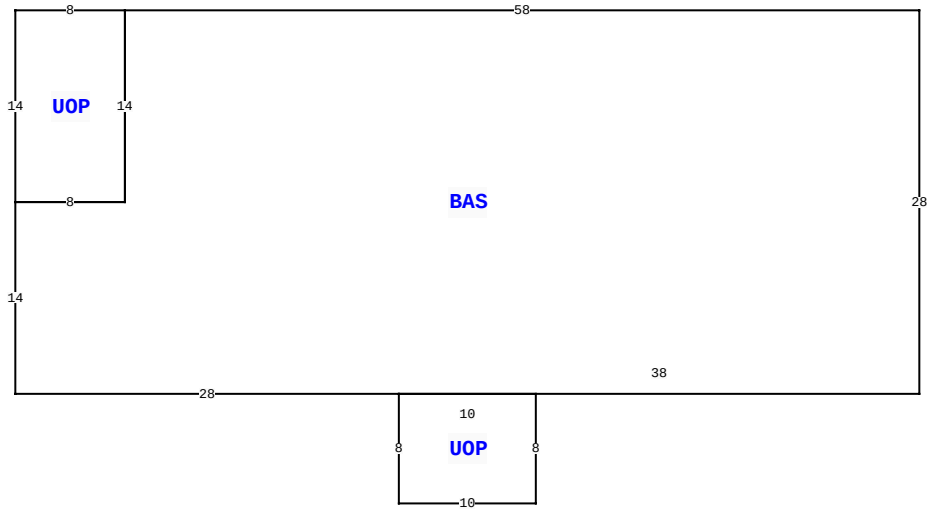
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	47,039
UOP	80	25		20	542
UOP	112	25		28	759
TOTALS	1,928			1,784	48,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,784	112.9000	67.74	120,848	1996	1996	0	0	0	60.00	40.00

3 MOBILE HME 100% - 2001 Heated Area: 1736 HX Base Yr 2001



427 SW GULL DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,339
TOTAL MARKET OB/XF VALUE		23,020
TOTAL LAND VALUE - MARKET		11,130
TOTAL MARKET VALUE		82,489
SOH/AGL Deduction		24,203
ASSESSED VALUE		58,286
TOTAL EXEMPTION VALUE	HX HB	33,286
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		82,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041772	Roof Replacement	7,635	04/20/2021
17429	M H	125	09/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0917/0928	12/22/2000	WD	Q	V	03	8,000
GRANTOR: DAVID & CHARLES BROWN						
GRANTEE: JAMES TONAC (SOLD V						
0909/1134	8/25/2000	WD	Q	V		8,000
GRANTOR: WILLIAM & PEARL WITT						
GRANTEE: DAVID BROWN & CHARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 UOP= W8 S14 E8 N14$ S14 W8 S14 E28 UOP= S8 E10 N8 W10$ E38 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0252	LEAN-TO W/	0	100	10	12	120.00	UT	2.50	2.50	100	2007	2007	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	30	20	600.00	UT	21.00	21.00	100	2007	2007	3	100	12,600	
5	0296	SHED METAL	0	100	12	16	192.00	UT	10.00	10.00	100	2007	2007	3	100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 23,020

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	0.53	AC		1.00	1.00	1.50	14,000.00	21,000.00	11,130							

REVIEW DATE 06/21/2021 BY JS Total Acres: 0.53 Total Land Value: 11,130 Market: 0 Agricultural: 0 Common: 11,130 PRINTED 11/21/2025 BY SYS