

W1/2 OF LOT 85 HI-DRI ACRES UNIT
591-531, 691-017, 698-605, 739-6

JACOBSEN MATTHEW CODY/JACOBSEN JASMINE ANN
690 SW GULL DR
LAKE CITY, FL 32024

2026

15-5S-16-03626-085



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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories		1. 1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE 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	2,280	100	2023	2,280	228,218
TOTALS	2,280			2,280	228,218

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	1,100.00	1,100.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	1.09	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0201	02	2,280	114.5000	107.63	245,396	2022	2022	0	0	2	5.00	93.00	
1 MANUF 1 100% - 2025 Heated Area: 2280 HX Base Yr 2025													
30 76 30 76													
BAS 2023													
690 SW GULL DR, LAKE CITY													

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

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											3
VALUATION BY											STANDARD
Tax Group: 3											Tax Dist:
BUILDING MARKET VALUE											228,218
TOTAL MARKET OB/XF VALUE											8,100
TOTAL LAND VALUE - MARKET											15,260
TOTAL MARKET VALUE											251,578
SOH/AGL Deduction											0
ASSESSED VALUE											251,578
TOTAL EXEMPTION VALUE											55,722
BASE TAXABLE VALUE											195,856
TOTAL JUST VALUE											251,578
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											256,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043203	Mobile Home		11/18/2021
10612	M H	125	01/05/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1528/1235	11/26/2024	WD	Q	I	01	259,000			
GRANTOR: SPIN CODY E									
GRANTEE: JACOBSEN MATTHEW CO									
1428/2317	1/25/2021	QC	U	I	11	100			
GRANTOR: SPIN CHAD									
GRANTEE: SPIN CODY EDWARD									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=15,15] E76 S30 W76 N30 \$											