LOT 89 HI-DRI ACRES UNIT 2.
641-683, 642-657, 642-659, DC 84

WORKMAN EDGAR III
773 SW GULL DR
LAKE CITY, FL 32024

2026

15-5S-16-03626-089

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

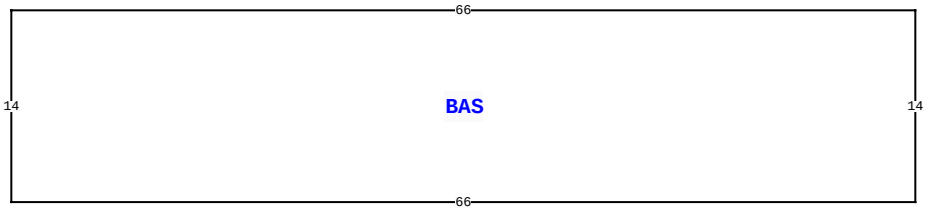
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	924	100		924	25,258
TOTALS	924			924	25,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	113.9000	68.34	63,146	1998	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 924 HX Base Yr 1998



773 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		25,258
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		29,550
TOTAL MARKET VALUE		61,808
SOH/AGL Deduction		26,506
ASSESSED VALUE		35,302
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,302
TOTAL JUST VALUE		61,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,808

PRMT:2:1: WORKMAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12837	M H	125	07/31/1997
7465	M H	60	08/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0843/2537	8/01/1997	WD	Q	V		17,500
GRANTOR: RICKERSON						
GRANTEE: WORKMAN						
0642/0657	1/29/1988	WD	U	V		32,300
GRANTOR: RICKERSON WALLACE W						
GRANTEE: RICKERSON D M & VER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.97	AC		1.00	1.00	1.00	15,000.00	15,000.00	29,550							

REVIEW DATE 10/02/2019 BY BC Total Acres: 1.97 Total Land Value: 29,550 Market: 0 Agricultural: 0 Common: 29,550 PRINTED 11/21/2025 BY SYS