LOT 91 HI-DRI ACRES UNIT 2.

698-832, 945-1282, WD 996-1789,

PONDS HELEN V
639 SW GULL DR
LAKE CITY, FL 32024

2026

15-5S-16-03626-091

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 100
Air Condition	02	WINDOW 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	04	04

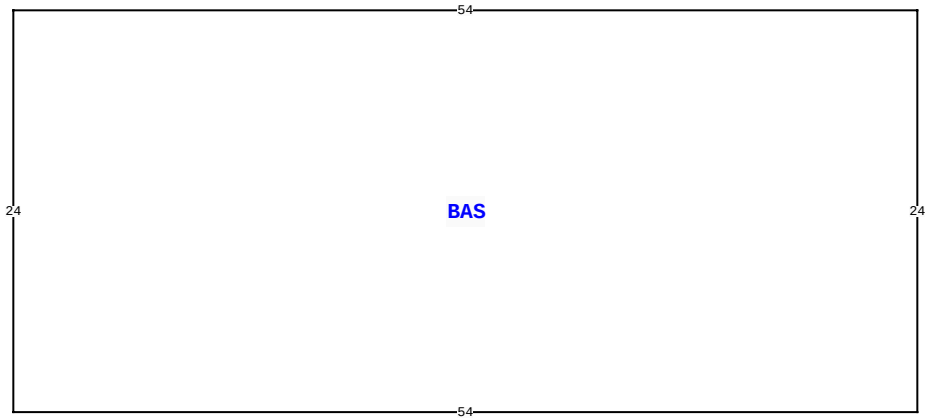
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	33,095
TOTALS	1,296			1,296	33,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	106.4000	63.84	82,737	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 1296 HX Base Yr 2007



639 SW GULL DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,095
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		27,600
TOTAL MARKET VALUE		67,895
SOH/AGL Deduction		34,696
ASSESSED VALUE		33,199
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,199
TOTAL JUST VALUE		67,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047777	Electrical Servic	0	07/27/2023
29738	M H	375	10/18/2011
12734	M H	125	07/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1044/1410	4/01/2005	WD	Q	I		50,000
GRANTOR: KATHLEEN J LOGAN						
GRANTEE: HELEN V PONDS						
1044/1407	4/01/2005	QC	Q	I	01	100
GRANTOR: BONA FIRMA CORP						
GRANTEE: KATHLEEN J LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S24 E54 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
2	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 7,200

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	1.84	AC		1.00	1.00	1.00	15,000.00	15,000.00	27,600							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.84 Total Land Value: 27,600 Market: 0 Agricultural: 0 Common: 27,600 PRINTED 11/21/2025 BY SYS