LOT 93 HI-DRI ACRES UNIT 2 EX .0
RD R/W FOR SW CHICKADEE WAY DESC
1508-2513.

BOUFFARD JOCELYNE S
569 SW GULL DR
LAKE CITY, FL 32024

2026

15-5S-16-03626-093

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

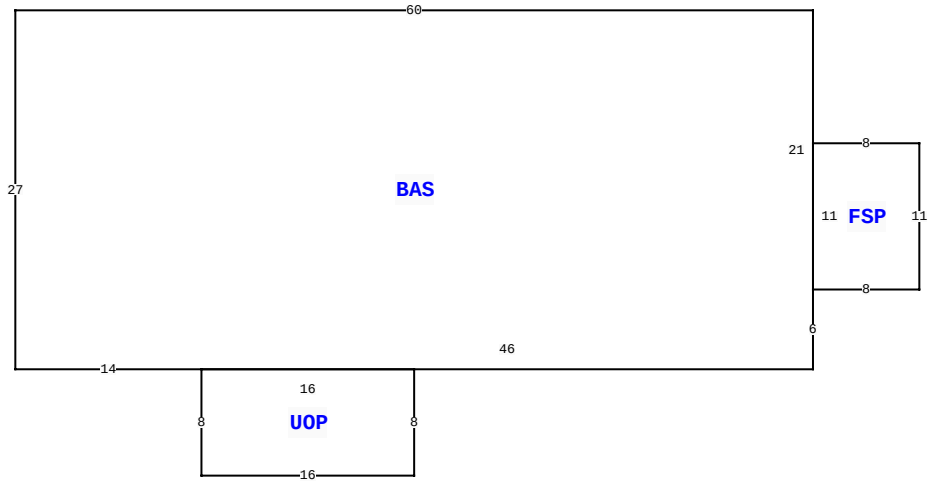
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	45,840
FSP	88	40		35	990
UOP	128	25		32	906
TOTALS	1,836			1,687	47,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,687	117.9000	70.74	119,338	1999	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1995 Heated Area: 1620 HX Base Yr 1995



569 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		47,735
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		19,040
TOTAL MARKET VALUE		76,375
SOH/AGL Deduction		27,696
ASSESSED VALUE		48,679
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,679
TOTAL JUST VALUE		76,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,375

BLDG:1:2: 1980 ECHO

BLDG:1:1: ECHO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14738	M H	125	11/17/1998
8122	M H	125	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0787/0362	2/18/1994	WD	U	V	12	6,800

GRANTOR: CARSH-SHACKETT

GRANTEE: JOCELYN S BOUFFARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E14 UOP= S8 E16 N8 W16$ E46 N6 FSP= E8 N11 W8 S11$ N21$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1998	1998	3	50	200	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	0102	C	SFR/MH	100			0.00	0.00	1.36	AC		1.00	1.00	1.00	14,000.00	14,000.00	19,040							

REVIEW DATE 10/02/2019 BY BC Total Acres: 1.36 Total Land Value: 19,040 Market: 0 Agricultural: 0 Common: 19,040 PRINTED 11/21/2025 BY SYS