E1/2 OF LOT 48 HI-DRI ACRES UNIT
417-152, 773-1824, QC 1004-2396,

WILSON MELANIE GAYLE
268 SW GULL DR
LAKE CITY, FL 32024

2026

15-5S-16-03626-170

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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

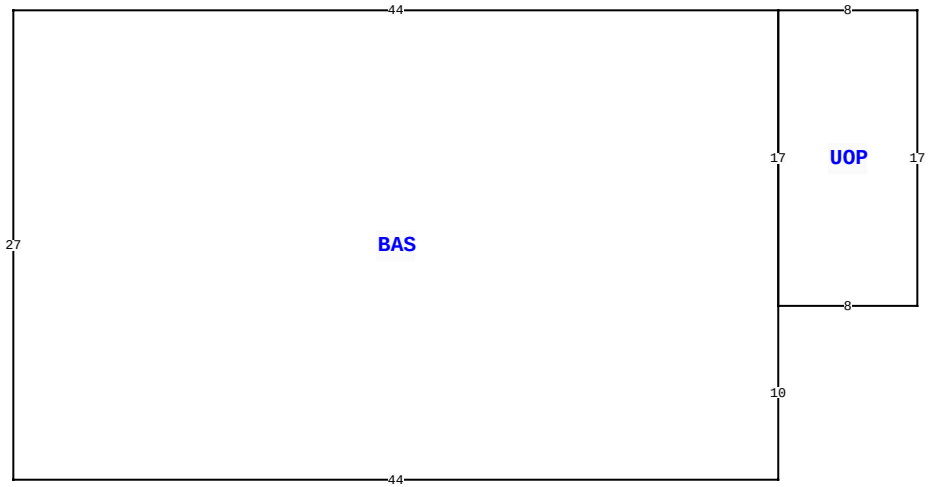
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	71,188
UOP	136	25		34	2,037
TOTALS	1,324			1,222	73,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,222	115.9000	108.95	133,137	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1188 HX Base Yr 2006



268 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		73,225
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		15,680
TOTAL MARKET VALUE		96,205
SOH/AGL Deduction		46,387
ASSESSED VALUE		49,818
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,818
TOTAL JUST VALUE		96,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22705	M H	0	01/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/1652	2/18/2014	LE	U	I	30	100
GRANTOR: MELANIE GAYLE HOFFMAN						
GRANTEE: ASHLEE VINSON ENGLA						
1004/2396	1/20/2004	QC	Q	V	06	100
GRANTOR: MILLARD & ELIZABETH W						
GRANTEE: MELANIE GAYLE HOFFM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N10 UOP= E8 N17 W8 S17$ N17$.

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	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
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 7,300

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	1.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,680							

REVIEW DATE 10/08/2019 BY BC Total Acres: 1.12 Total Land Value: 15,680 Market: 0 Agricultural: 0 Common: 15,680 PRINTED 11/21/2025 BY SYS