LOT 14 LAKE JEFFERY PHASE 1.
783-131, 796-191, 800-1088, 824-

GATHERCOLE EDWARD LEROY/GATHERCOLE MIKKI SHANNON
178 NW AUBURN PL
LAKE CITY, FL 32055-8509

2026

23-3S-16-02272-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

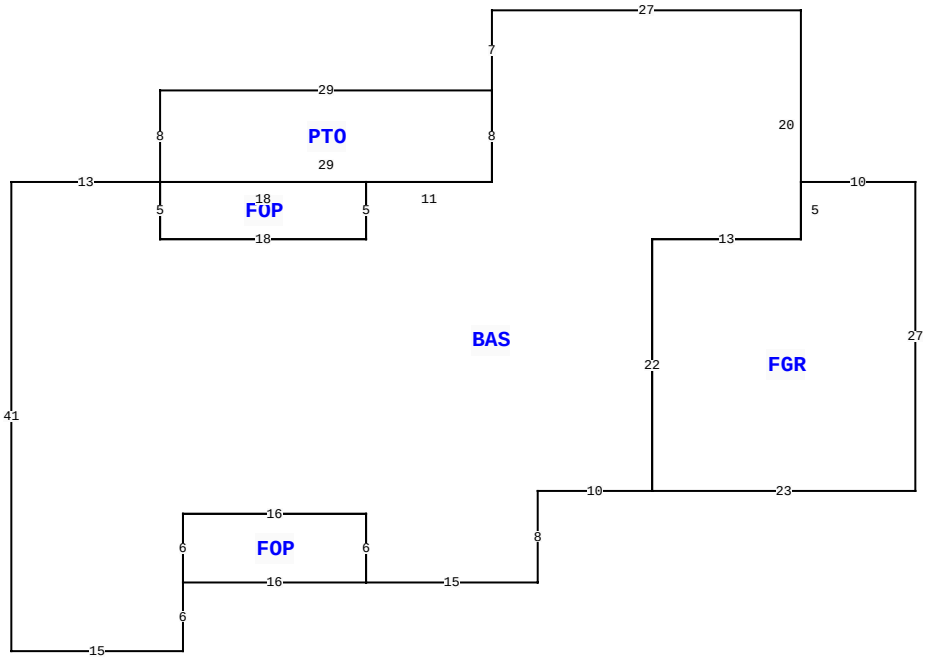
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,254	100		2,254	226,115
FGR	556	55		306	30,697
FOP	90	30		27	2,708
FOP	96	30		29	2,909
PTO	232	5		12	1,204
TOTALS	3,228			2,628	263,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,628	127.9586	143.31	376,619	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2020 Heated Area: 2254 HX Base Yr 2020



178 NW AUBURN PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,633
TOTAL MARKET OB/XF VALUE		97,527
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		396,160
SOH/AGL Deduction		81,585
ASSESSED VALUE		314,575
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,853
TOTAL JUST VALUE		396,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
039275	POOL	0	02/11/2020
039276	POOL ENCL	0	02/11/2020
39190	STORAGE	0	01/23/2020
8767	SFR	65,000	08/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/2620	9/06/2019	WD	Q	I	01	250,000
GRANTOR: REX VERNON & KIMBERLE						
GRANTEE: EDWARD LEROY & MIKK						
1237/0441	6/15/2012	WD	Q	I	01	175,000
GRANTOR: MICHAEL S & BARBARA J						
GRANTEE: KIMBERLY D & REX VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S7 PTO= W29 S8 E29 N8$ S8 W11 FOP= W18 S5 E18 N5$ S5 W18 N5 W13 S41 E15 N6 FOP= E16 N6 W16 S6$ N6 E16 S6E15 N8 E10 FGR= E23 N27 W10 S5 W13 S22$ N22 E13 N20$.

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	0166	CONC,PAVMT	0	100	0	0	1,411.00	UT	3.00	3.00	100	1995	1995	3	100	4,233	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
3	0281	POOL R/FIB	0	100	12	24	288.00	UT	65.00	65.00	100	2020	2020	3	91	17,035	
4	0282	POOL ENCL	0	100	28	42	1,176.00	UT	15.00	15.00	100	2020	2020	3	70	12,348	
5	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	15.00	15.00	100	2020	2020	3	100	18,000	
6	0166	CONC,PAVMT	0	100	30	40	1,676.00	UT	2.50	2.50	100	2020	2020	3	100	4,190	
7	0280	POOL R/CON	0	100	14	27	378.00	UT	70.00	70.00	100	2020	2020	3	91	24,079	
8	0282	POOL ENCL	0	100	28	43	1,204.00	UT	15.00	15.00	100	2020	2020	3	70	12,642	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 97,527

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	0100	C	SFR	100		RSF-2	0.00	317.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/16/2023 BY KS Total Acres: 1.34 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS