LOT 17 PARADISE SOUTH S/D.
783-303, WD 1040-1956, QC-LE 132

MOORE JESSICA NICOLE
479 SW GAINER DR
LAKE CITY, FL 32024

2026

24-5S-16-03707-117

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	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03

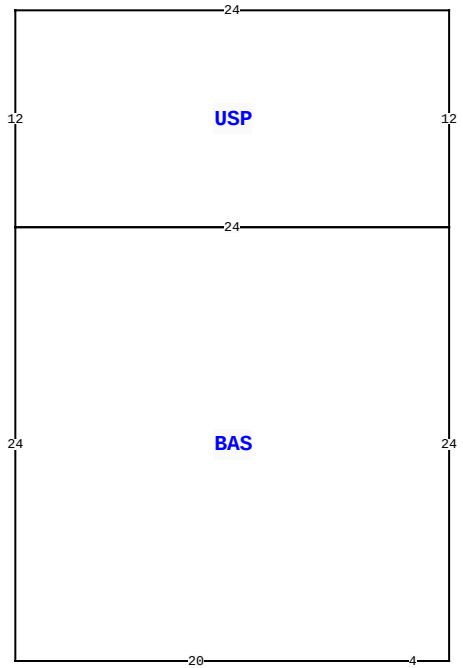
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 24516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	44,546
USP	288	35		101	7,811
TOTALS	864			677	52,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	677	89.1000	99.79	67,558	2007	2007	0	0	0	22.50	77.50

1 SINGLE FAM 0% - 2022 Heated Area: 576 HX Base Yr



479 SW GAINER 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	52,357
TOTAL MARKET OB/XF VALUE	11,250
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	118,607
SOH/AGL Deduction	0
ASSESSED VALUE	118,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,607
TOTAL JUST VALUE	118,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11848	M H	125	11/12/1996
10196	M H	75	09/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/2360	10/31/2016	QC	U	I	11	100
GRANTOR: ELEANOR A GANSELL (AS						
GRANTEE: JESSICA NICOLE MOOR						
1040/1956	3/15/2005	WD	Q	V	04	33,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ELEANOR A GANSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E4 N24 USP= N12 W24 S12 E24$ W24 S24 E20$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 11,250

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/06/2019 BY BC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/02/2025 BY SYS