

W 140 FT OF LOT 7 SHADY ACRES
S/D.
ORB 468-310, 655-413, 803-1200

GAYHEART DENNIS J/GAYHEART MARY E
464 SW PRECISION LOOP
LAKE CITY, FL 32024

2026

27-4S-16-03216-026



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		2.5 100
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		01
NEIGHBORHOOD/LOC	27416.040 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	138,981
UOP	356	25		89	5,425
TOTALS	2,636			2,369	144,406

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2006
2	0294	SHED WOOD/	0 100	12	12	144.00	UT	14.00	14.00	100	2007
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	168.00	140.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,369	117.9000	110.83	262,556	1999	1999	0	0	45.00	55.00
1 MANUF 1 100% - 2017 Heated Area: 2280 HX Base Yr 2017											
464 SW PRECISION LOOP, LAKE CITY											

464 SW PRECISION LOOP, LAKE CITY				BLD DATE						LGL DATE		04/08/2025	MLU
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200				
144.00	UT	14.00	14.00	100	2007	2007	3	100	2,016				
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				144,406	
TOTAL MARKET OB/XF VALUE				10,216	
TOTAL LAND VALUE - MARKET				26,000	
TOTAL MARKET VALUE				180,622	
SOH/AGL Deduction				101,944	
ASSESSED VALUE				78,678	
TOTAL EXEMPTION VALUE		HX HB SX		78,678	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				180,622	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				180,622	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24639	M H	348	06/19/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1324/0570	10/20/2016	WD	Q	I	01	72,000	
GRANTOR: PAUL & DONNA KOVARI							
GRANTEE: DENNIS J & MARY E G							
1108/0664	1/18/2007	WD	Q	I		119,900	
GRANTOR: JOHN A JONES							
GRANTEE: PAUL & DONNA KOVARI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W40 S30 E76 N18 UOP= E4 N17 W4 N3 W36 S8 E36 S12\$ N12 W36\$.											