LOT 52 BAYA SURVEY.
CT ORB 955-1212,970-1280,
TD 1211-47,QC 1217-884

GAINES ROBERT L
120 NE CLERMONT WAY
LAKE CITY, FL 32055

2026

28-3S-17-05713-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

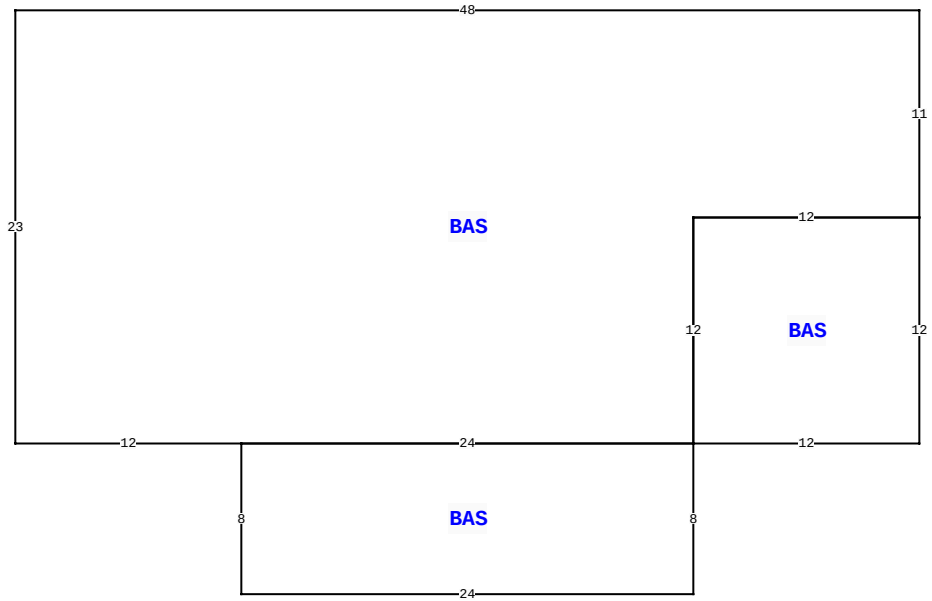
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	4,491
BAS	192	100		192	5,987
BAS	960	100		960	29,938
TOTALS	1,296			1,296	40,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,296	50.6250	56.70	73,483	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2013 Heated Area: 1296 HX Base Yr 2013



120 NE CLERMONT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		40,416
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		3,975
TOTAL MARKET VALUE		46,191
SOH/AGL Deduction		15,333
ASSESSED VALUE		30,858
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,858
TOTAL JUST VALUE		46,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9948	REMODEL	110	07/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/0884	5/17/2011	QC	U	I	11	4,500
GRANTOR: ALUMNI PARTNERS II LL						
GRANTEE: ROBERT L GAINES						
1211/0047	3/09/2011	TD	U	I	11	4,500
GRANTOR: CLERK OF COURT						
GRANTEE: ALUMNI PARTNERS II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E12 BAS= S8 E24 N8 W24$ E24 BAS= E12 N12 W12 S12$ N12 E12 N11$.

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	1993	1993	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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			0.00	0.00	10,600.00	SF		1.00	1.00	0.75	0.50	0.38	3,975							

REVIEW DATE 09/09/2015 BY DF Total Acres: 0.24 Total Land Value: 3,975 Market: 0 Agricultural: 0 Common: 3,975 PRINTED 11/07/2025 BY SYS