LOT 11 HILLSIDE S/D.
QC 1043-2619, FJ 1044-822, LE 11

GAINES GREGORY M
282 SW MICHAEL DR
LAKE CITY, FL 32024

2026

30-4S-17-08908-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

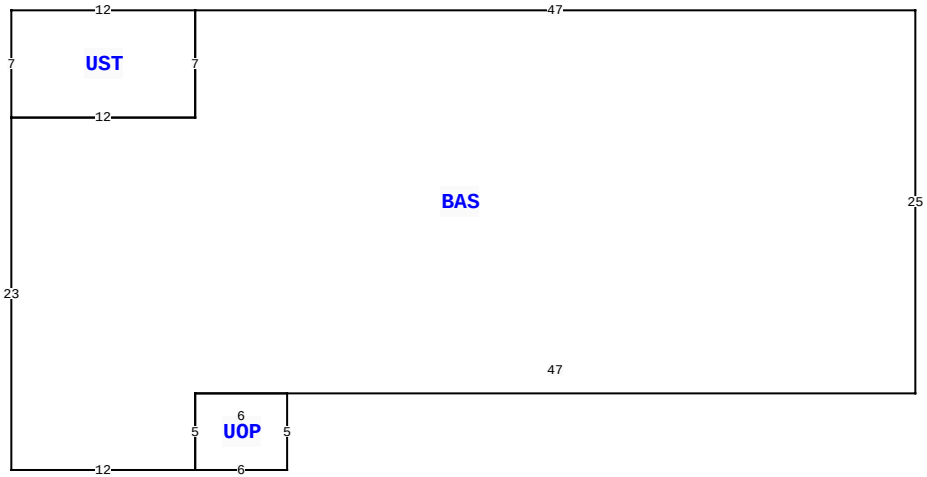
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100		1,451	121,940
UOP	30	20		6	504
UST	84	45		38	3,193
TOTALS	1,565			1,495	125,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,495	115.4340	129.29	193,289	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1451 HX Base Yr



282 SW MICHAEL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		125,638
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		14,800
TOTAL MARKET VALUE		141,738
SOH/AGL Deduction		76,532
ASSESSED VALUE		65,206
TOTAL EXEMPTION VALUE	HX HB	40,206
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,738

LAND:1:1: 0.90 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1043/2619	4/20/2005	QC	U	I		100
GRANTOR: DIANIA GAINES						
GRANTEE: GREGORY M GAINES						
0550/0670	11/01/1984	WD	Q	I		31,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 UST= W12 S7 E12 N7$ S7 W12 S23 E12 UOP= E6 N5 W6 S5$ N5 E47 N25$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	50	1993	1993	3	50	100	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							

REVIEW DATE 07/06/2017 BY DF Total Acres: 0.91 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 11/20/2025 BY SYS