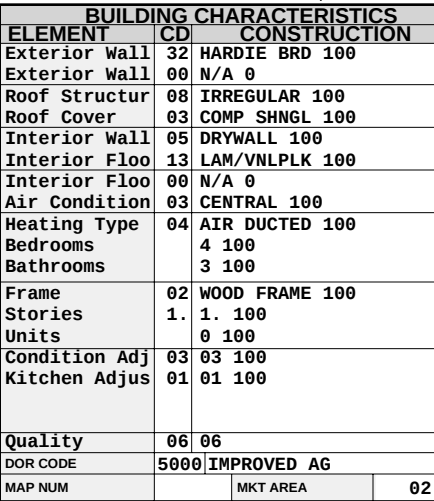


SELLERS MICHAEL I/EVANS CHRISTINA L
258 SW GUTSY GLN
LAKE CITY, FL 32025-7934

33-4S-17-08944-020



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		375,181	
TOTAL MARKET OB/XF VALUE		47,351	
TOTAL LAND VALUE - MARKET		84,875	
TOTAL MARKET VALUE		448,280	
SOH/AGL Deduction		0	
ASSESSED VALUE		448,280	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		392,558	
TOTAL JUST VALUE		507,407	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		512,262	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046485	Screen Enclosure	19,000	02/08/2023
000045503	Swimming Pool and	69,000	09/20/2022
000044938	RV - Recreational		07/12/2022
000044500	New Residential C	400,000	06/17/2022

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/0556	12/27/2016	WD	Q	V	01	65,000

1172/1349	4/30/2009	WD	Q	V	01	90,500
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GRANTEE: ANDREW T & RACHEL V

BUILDING NOTES

258 SW GUSTY GLN, LAKE CITY

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10]	S39	E12	S3	E2	E35	E3	N3	E12	N42	W8
S3	W6	N3	W6	S3	S8	W30	N8	W14	\$	
FGR=[YR=2024;ORIG=104,-18]	S25	E6	S3	E6	N3	E8	E6	N25	W26	\$
FSP=[YR=2024;ORIG=74,10]	S8	E30	N8	W30	\$					
FOP=[YR=2024;ORIG=74,52]	S6	E35	N6	W35	\$					

47,351

[illegible]

REVIEW DATE	12/06/2023	BY	HC	Total Acres: 10.45	Total Land Value: 25,748	Market: 61,600	Agricultural: 2,473	Common: 23,275	PRINTED 11/18/2025 BY SYS
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