NE DIV: E1/2 OF LOT 14 GIBBS PA
WD 1089-1065, AFD 1139-1590, COR

DION TAYLOR CONSTRUCTION INC
208 SW POPPY GLN
LAKE CITY, FL 32024

2027

00-00-00-11197-001

BUILDING CHARACTERISTICS

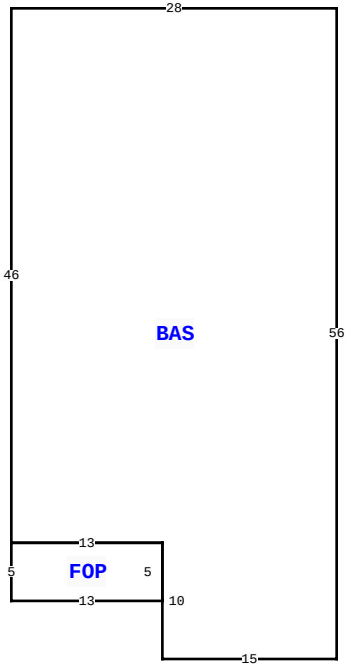
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100		1,438	127,184
FOP	65	30		20	1,769
TOTALS	1,503			1,458	128,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,458	111.6720	122.84	179,101	2007	2007	10	0	0	18.00	72.00

1 SINGLE FAM 0% - 2026 Heated Area: 1438 HX Base Yr



991 NE FAMU LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	128,953
TOTAL MARKET OB/XF VALUE	1,526
TOTAL LAND VALUE - MARKET	6,401
TOTAL MARKET VALUE	136,880
SOH/AGL Deduction	0
ASSESSED VALUE	136,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,880
TOTAL JUST VALUE	136,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3833	SFR	215	07/31/2006
0925			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2383	9/26/2025	QC	U	I	11	100
GRANTOR: TAYLOR DION						
GRANTEE: DION TAYLOR CONSTRU						
1174/1435	6/01/2009	QC	U	I	11	100
GRANTOR: SHALONDA FULTON JACKS						
GRANTEE: DION TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S46 FOP= S5 E13 N5 W13$ E13 S10 E15 N56$.

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	0166	CONC,PAVMT	0	0	0	0	678.00	UT	3.00	3.00	75	2007	2007	3	75	1,526	

LAND DESCRIPTION

TOTAL OB/XF 1,526

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			0.00	0.00	16,002.00	SF		1.00	1.00	0.80	0.50	0.40	6,401							

REVIEW DATE 09/10/2015 BY DF Total Acres: 0.37 Total Land Value: 6,401 Market: 0 Agricultural: 0 Common: 6,401 PRINTED 11/17/2026 BY SYS