NW DIV: LOT 3 BLOCK B GALLOWAY GROVE REPLAT.

JAMES NANCY E
609 NW GALLOWAY PL
LAKE CITY, FL 32055

2027

00-00-00-11316-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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 07

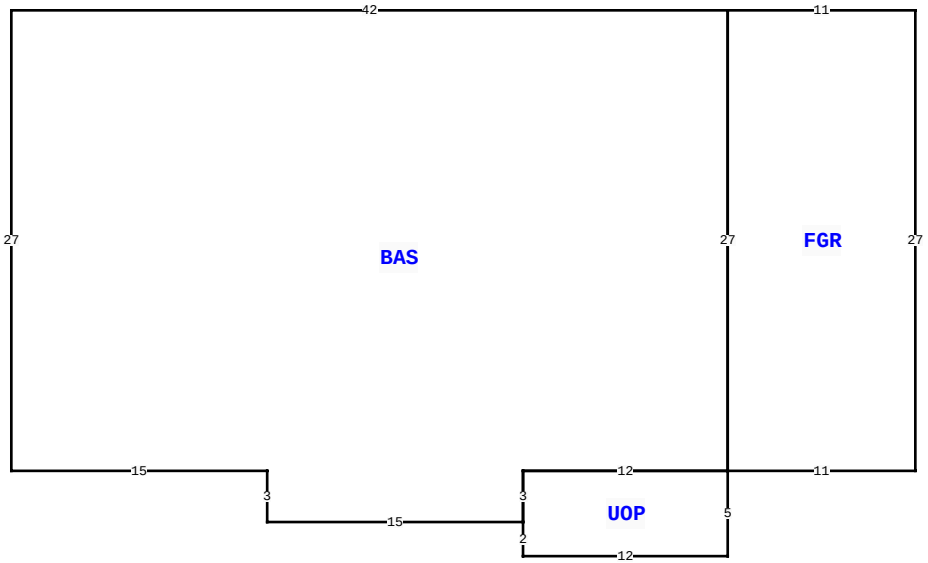
NEIGHBORHOOD/LOC 820317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,179	100		1,179	80,959
FGR	297	55		163	11,193
UOP	60	20		12	824
TOTALS	1,536			1,354	92,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,354	113.5000	124.85	169,047	1988	1988	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2019 Heated Area: 1179 HX Base Yr 2019



609 NW GALLOWAY PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	92,976
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	3,896
TOTAL MARKET VALUE	97,592
SOH/AGL Deduction	22,036
ASSESSED VALUE	75,556
TOTAL EXEMPTION VALUE	HX HB 50,556
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	97,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00283			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1189	12/28/2018	WD	Q	I	01	75,000
GRANTOR: WILLIE E TURPIN						
GRANTEE: NANCY E JAMES						
1345/2312	10/10/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: WILLIE E TURPIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S27 E15 S3 E15 UOP= S2 E12 N5 W12 S3$ N3 E12 FGR= E11 N27 W11 S27$ N27$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	420	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 720

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	7,793.00	SF		1.00	1.00	1.00	0.50	0.50	3,896							

REVIEW DATE 05/16/2025 BY JS Total Acres: 0.18 Total Land Value: 3,896 Market: 0 Agricultural: 0 Common: 3,896 PRINTED 11/17/2026 BY SYS