LOTS 31 & 32 MAGNOLIA HEIGHTS S/
BLOCK F NW DIV.

ARTHUR VELMA EVANS
562 NW GIBSON LN
LAKE CITY, FL 32055

2027

00-00-00-11461-032

BUILDING CHARACTERISTICS

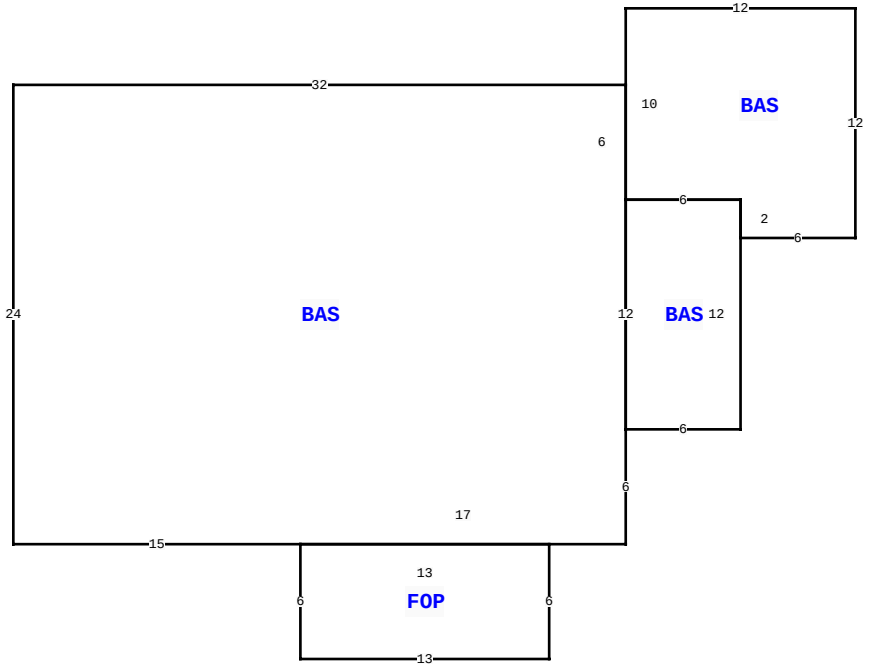
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	72	100		72	4,255
BAS	132	100		132	7,801
BAS	768	100		768	45,387
FOP	78	30		23	1,359
TOTALS	1,050			995	58,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	995	97.6860	107.45	106,913	1986	1986	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 972 HX Base Yr



562 NW GIBSON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021 MLU
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		58,802
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		3,200
TOTAL MARKET VALUE		63,502
SOH/AGL Deduction		15,502
ASSESSED VALUE		48,000
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,000
TOTAL JUST VALUE		63,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/1579	8/21/2000	FS	Q	I	01	100
GRANTOR: H A WILSON						
GRANTEE: VELMA EVANS (AS TO						
0738/0159	4/09/1990	AG	Q	V	01	12,000
GRANTOR: H A WILSON						
GRANTEE: VELMA EVANS (LOT 32						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S24 E15 FOP= S6 E13 N6 W13$ E17 N6 BAS= E6 N12 W6S12$ N12 BAS= E6 S2 E6 N12 W12 S10$ N6$.

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	1993	1993	3	100	200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	900	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	1.00	3,200.00	3,200.00	3,200							

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.40 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 11/17/2026 BY SYS