NW DIV: 100 FT SQ IN NE COR OF B
R/W.

MCKELLUM LESTER/MCKELLUM MARY
480 NW GIBSON LN
LAKE CITY, FL 32055

2027

00-00-00-11512-003

BUILDING CHARACTERISTICS

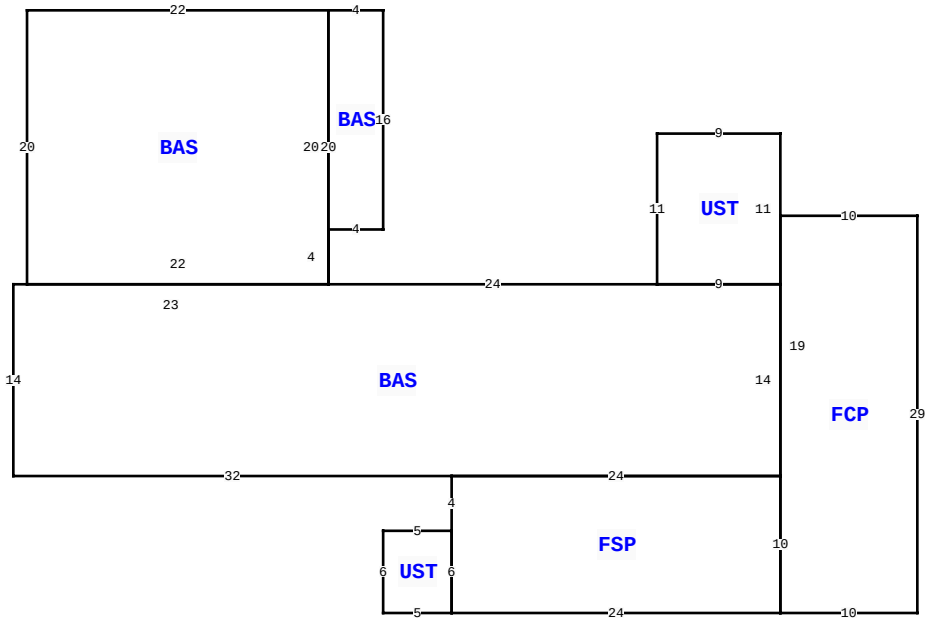
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	64	100		64	1,289
BAS	440	100		440	8,863
BAS	784	100		784	15,791
FCP	290	25		72	1,450
FSP	240	40		96	1,934
UST	30	45		14	282
UST	99	45		45	906
TOTALS	1,947			1,515	30,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,515	111.9000	67.14	101,717	1991	1991	10	0	0	60.00	30.00

1 MOBILE HME 100% - 0 Heated Area: 1288 HX Base Yr



480 NW GIBSON 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	30,515
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	44,315
SOH/AGL Deduction	19,099
ASSESSED VALUE	25,216
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	216
TOTAL JUST VALUE	44,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046716	Roof Replacement	3,749	03/10/2023
423	ADDN SFR	64	04/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1868	6/29/2026	LE	U	I	14	100
GRANTOR: MCKELLUM LESTER						
GRANTEE: MCKELLUM LESTER (EN						
1426/2079	12/22/2020	WD	U	I	11	100
GRANTOR: MCKELLUM LESTER						
GRANTEE: MCKELLUM LESTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 BAS= N4 E4 N16 W4 S20$ BAS= N20 W22 S20 E22$ W23 S14 E32 FSP= S4 UST= W5 S6 E5 N6$ S6 E24 N10 W24$ E24 FCP= S10 E10 N29W10 S19$ N14 UST= N11 W9 S11 E9$ W9$.

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	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0102	C	SFR/MH	100		00	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.50	0.50	5,000							

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.23 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 11/17/2026 BY SYS