NW DIV: LOTS 8 & 9 GALLOWAY S/D.
816-789, 870-2468, 895-1099, CT

DAVIS WESLEY D JR
607 NW GIBSON LN
LAKE CITY, FL 32055

**2027**

**00-00-00-11524-000**

## BUILDING CHARACTERISTICS

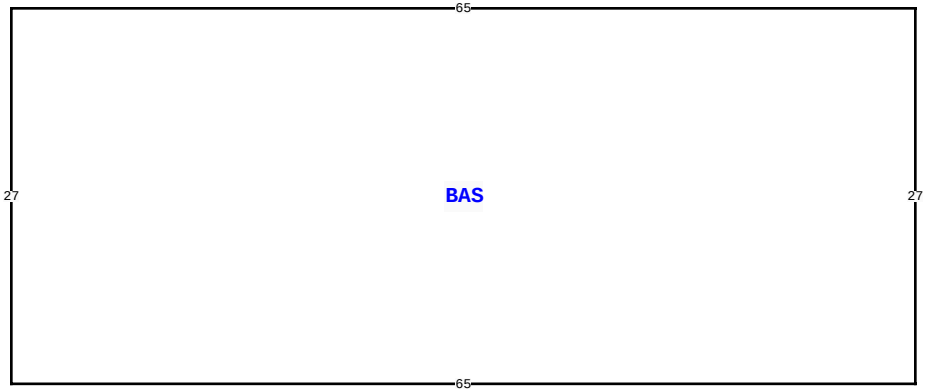
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| 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 | 1,755 | 100 | | 1,755 | 29,744 |
| TOTALS | 1,755 | | | 1,755 | 29,744 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,755 | 91.1200 | 84.74 | 148,719 | 2003 | 2003 | 10 | 0 | 50 | 45.00 | 20.00 |

3 MANUF 1 100% - 2027 Heated Area: 1755 HX Base Yr 2027




607 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 | | 29,744 |
| TOTAL MARKET OB/XF VALUE | | 200 |
| TOTAL LAND VALUE - MARKET | | 5,000 |
| TOTAL MARKET VALUE | | 34,944 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 34,944 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 9,944 |
| TOTAL JUST VALUE | | 34,944 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 35,263 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 240 | MAINT/ALTR | 0 | 02/21/2017 |
| 2747 | M H | 200 | 08/18/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1531/343 | 12/04/2024 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (CORDL | | | | | | |
| GRANTEE: DAVIS WESLEY D JR | | | | | | |
| 1475/1788 | 8/01/2022 | QC | U | I | 11 | 100 |
| GRANTOR: CORDLE ROBERT | | | | | | |
| GRANTEE: DAVIS WESLEY D JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W65 S27 E65 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 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 200

| 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 | 0200 | C | MBL HM | 100 | | | 50.00 | 100.00 | 5,000.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 2,500 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 100 | | | 50.00 | 100.00 | 5,000.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 2,500 | | | | | | | |

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.23 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 11/16/2026 BY SYS