COMM AT SE COR OF NW1/4 OF NE 1/
POB, CONT W 286.76 FT, N 246.48
S 247.52 FT TO POB.

GIBBS BARBARA B
105 ALDEA DR
SEBASTIAN, FL 32958

2027

01-5S-16-03387-001

BUILDING CHARACTERISTICS

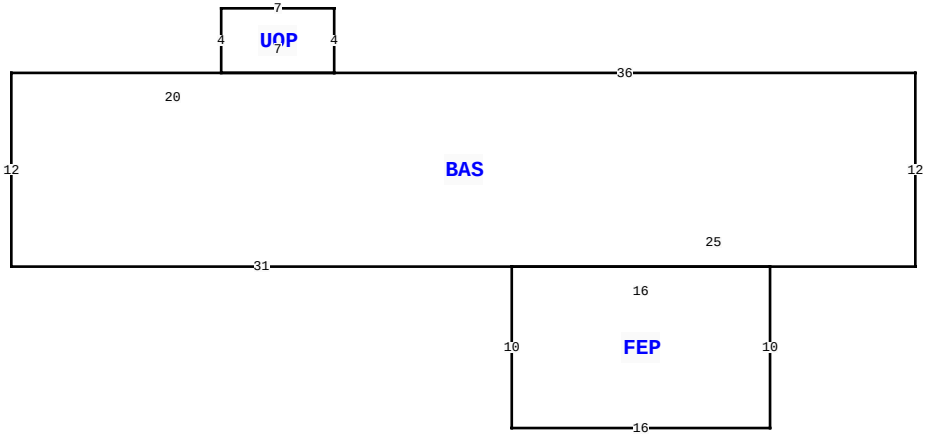
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,470
FEP	160	85		136	2,524
UOP	28	25		7	130
TOTALS	860			815	15,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	815	77.3100	46.39	37,808	1971	1971	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



311 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	70	1993	1993	3	70	280	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	15,123
TOTAL MARKET OB/XF VALUE	7,330
TOTAL LAND VALUE - MARKET	29,200
TOTAL MARKET VALUE	51,653
SOH/AGL Deduction	0
ASSESSED VALUE	51,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,653
TOTAL JUST VALUE	51,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,653

XFOB:1:1: VAN DYKE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1218	10/01/2026	LE	U	I	14	100
GRANTOR: BARBARA B GIBBS LAND						
GRANTEE: GIBBS BARBARA B (EN						
1263/2016	10/04/2013	WD	U	I	30	100
GRANTOR: BARBARA B GIBBS						
GRANTEE: BARBARA B GIBBS TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N4 W7 S4 E7$ W20 S12 E31 FEP= S10 E16 N10 W16$ E25 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,330

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	0		A-1	0.00	0.00	1.46	AC		1.00	1.00	1.00	20,000.00	20,000.00	29,200							

REVIEW DATE 01/16/2026 BY JB Total Acres: 1.46 Total Land Value: 29,200 Market: 0 Agricultural: 0 Common: 29,200 PRINTED 11/17/2026 BY SYS