BEG SE COR, RUN N 424.16 FT, W 1321.26 FT, S 424.16 FT TO S LINE OF SEC, E 1321.31 FT TO

GOBER RICHARD R/GOBER PATRICIA L
1272 SW WALTER AVE
LAKE CITY, FL 32024

2027

02-5S-16-03437-002

BUILDING CHARACTERISTICS

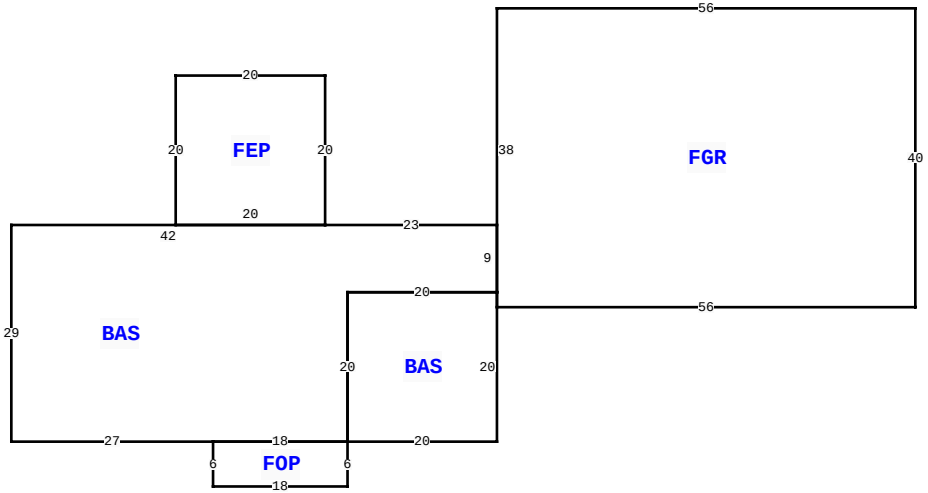
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	29,832
BAS	1,485	100		1,485	110,753
FEP	400	80		320	23,866
FGR	2,240	55		1,232	91,884
FOP	108	30		32	2,387
TOTALS	4,633			3,469	258,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,469	104.3100	114.74	398,033	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1885 HX Base Yr 2017



1272 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		258,721
TOTAL MARKET OB/XF VALUE		11,984
TOTAL LAND VALUE - MARKET		108,640
TOTAL MARKET VALUE		379,345
SOH/AGL Deduction		124,547
ASSESSED VALUE		254,798
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,387
TOTAL JUST VALUE		379,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055305	Roof Replacement	16,930	03/23/2026
000044502	Electrical Servic	0	05/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0665	6/14/2016	WD	Q	I	01	320,000
GRANTOR: JUSTIN M & OLIVIA M F						
GRANTEE: RICHARD R & PATRICI						
1317/0663	6/07/2016	WD	U	I	11	100
GRANTOR: MTM CAPITAL HOLDINGS,						
GRANTEE: JUSTIN FITZHUGH & O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FEP= N20 W20 S20 E20$ W42 S29 E27 FOP= S6 E18 N6 W18$ E18 BAS= E20 N20 W20 S20$ N20 E20 FGR= S2 E56 N40 W56 S38$ N9$.

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	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	560	
2	0080	DECKING	0	100	11	53	583.00	UT	6.50	6.50	100	2009	2009	3	100	3,790	
3	0166	CONC,PAVMT	0	100	0	0	356.00	UT	2.00	2.00	75	1993	1993	3	75	534	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0030	BARN,MT	0	100	26	24	1.00	UT	3,200.00	3,200.00	100	2026	2025		100	3,200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,984

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		A-1	0.00	0.00	1.87	AC		1.00	1.00	1.00	8,000.00	8,000.00	14,960							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	11.71	AC		1.00	1.00	1.00	8,000.00	8,000.00	93,680							

REVIEW DATE 02/18/2026 BY JB Total Acres: 13.58 Total Land Value: 108,640 Market: 0 Agricultural: 0 Common: 108,640 PRINTED 11/16/2026 BY SYS