PART OF LOT 8 FALLING CREEK FARM
BEG NE COR OF SE1/4 OF NE1/4, RU
RUN W 251.55 FT TO POINT ON E R/

ADAMS JEFFREY J/ADAMS BARBARA JEAN
289 NE GILBERT CT
LAKE CITY, FL 32055

2026

05-3S-17-04851-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

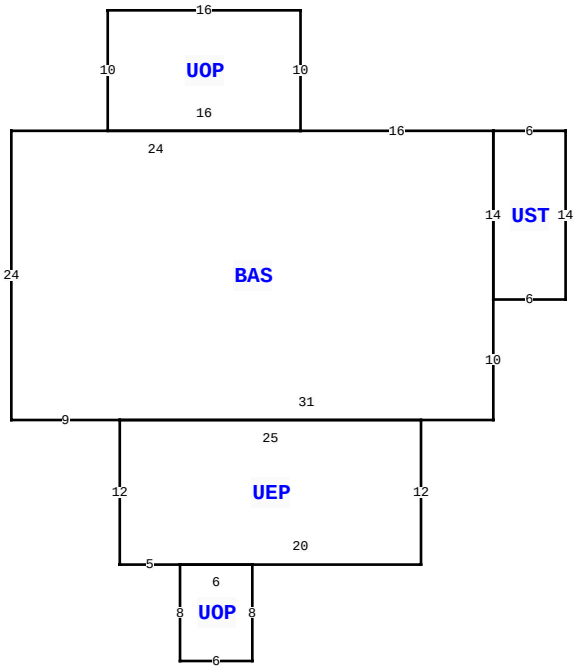
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	5317.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	57,526
UEP	300	70		210	12,584
UOP	48	25		12	719
UOP	160	25		40	2,397
UST	84	45		38	2,277
TOTALS	1,552			1,260	75,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,260	115.9000	108.95	137,277	1989	1989	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 960 HX Base Yr 2021



289 NE GILBERT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,502
TOTAL MARKET OB/XF VALUE		7,550
TOTAL LAND VALUE - MARKET		23,983
TOTAL MARKET VALUE		107,035
SOH/AGL Deduction		42,165
ASSESSED VALUE		64,870
TOTAL EXEMPTION VALUE	HX HB SX	64,870
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		107,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,035

BLDG:2:1: PEACHTREE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/1938	12/18/2020	WD	U	I	30	100
GRANTOR: ADAMS JEFFERY J AS TR						
GRANTEE: ADAMS JEFFREY J						
1404/0123	1/17/2020	WD	Q	I	01	56,900
GRANTOR: STEPHEN M & FELECIA M						
GRANTEE: JEFFERY J ADAMS AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N10 W16 S10 E16$ W24 S24 E9 UEP= S12 E5 UOP= S8 E6 N8 W6$ E20 N12 W25$ E31 N10 UST= E6 N14 W6 S14$ N14$.

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,550

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		A-1	0.00	0.00	3.14	AC		1.00	1.00	0.90	8,500.00	7,650.00	23,983							

REVIEW DATE 08/10/2015 BY DF Total Acres: 3.14 Total Land Value: 23,983 Market: 0 Agricultural: 0 Common: 23,983 PRINTED 03/25/2026 BY SYS