THE WEST 330.61 FT OF NW1/4 OF N
EAST 330.69 FT OF THE WEST 661.3
NW1/4 OF NW1/4 SUBJECT TO COUNTY

ROYALS WILLIAM EUGENE/ROYALS NANCY
550 SW GABRIAL PL
LAKE CITY, FL 32024

2027

05-4S-16-02781-000

BUILDING CHARACTERISTICS

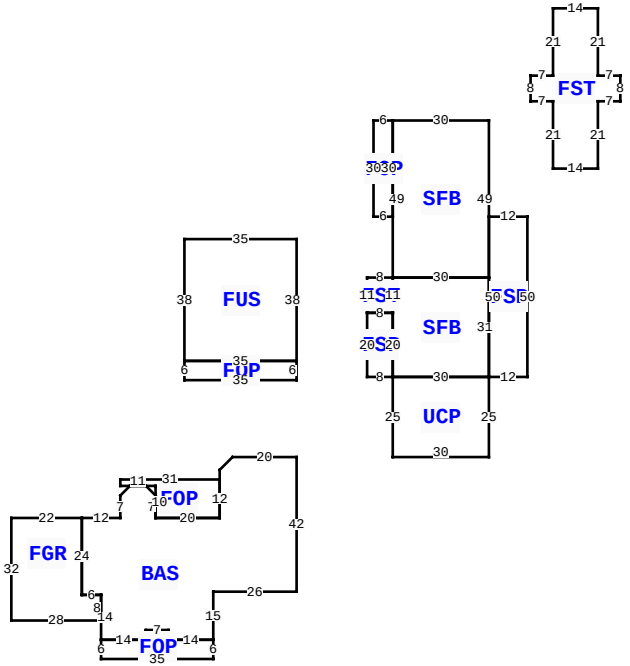
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,600	100		2,600	245,408
FGR	752	55		414	39,077
FOP	180	30		54	5,097
FOP	210	30		63	5,947
FOP	231	30		69	6,513
FOP	262	30		79	7,457
FSP	160	40		64	6,041
FSP	600	40		240	22,653
FST	88	55		48	4,531
FST	812	55		447	42,191
TOTALS	10,375			7,478	705,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	7,478	114.4132	125.85	941,106	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2004 Heated Area: 6330 HX Base Yr 2004



** This building has 14 Sub-Areas

550 SW GABRIEL PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	705,830
TOTAL MARKET OB/XF VALUE	104,303
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	823,763
SOH/AGL Deduction	253,208
ASSESSED VALUE	570,555
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	519,144
TOTAL JUST VALUE	960,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	972,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047826	Roof Replacement	33,000	08/04/2023
000042585	Roof Replacement	16,500	08/19/2021
25127	SFR	275	10/16/2006
22009	POOL	145	06/25/2004
16450	SFR	615	01/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/1690	11/24/2003	WD	Q	I	02	330,000
GRANTOR: TROY & GENEVIEVE REGI						
GRANTEE: EUGENE & NANCY ROYA						
0894/1782	1/04/2000	WD	Q	V		110,000
GRANTOR: E D & VELMA THOMAS						
GRANTEE: TROY & GENEVIEVE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 L4 D4 S3 FOP= W31 S2 E11 S10 E20 N12 $ S12 W20 N7 U3 L3 W5 L3 D3 S7 W12 FGR= W22 S32 E28 N8 W6 N24$ S24 E6 S14 FOP= S6 E35 N6 W14 N3 W7 S3 W14$ E14 N3 E7 S3 E14 N15 E26 N42$ PTR= N30 FUS= N38 W35 S38 FOP= S6 E35 N6 W35$ E35 $ S30$ PTR= E30 UCP= E30 N25 FSP= E12 N50 W12 S50$ SFB= N31 SFB= N49 W30 FOP= W6 S30 E6 N30$ S49 E30 $ W30 FST= W8 S11 E8 N11$ S11 FSP= W8 S20 E8 N20$ S20 E30$ W30 S25$ W30$ PTR= E80 N90 FST= E14 N21 E7 N8 W7 N21 W14 S21 W7 S8 E7 S21$ W80 S90$.

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	1,720.00	UT	2.00	2.00	100	2003	2003	3	100	3,440	
2	0260	PAVEMENT-A	0	100	0	0	7,520.00	UT	1.10	1.10	75	2003	2003	3	75	6,204	
3	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	70.00	100	2004	2004	3	43	19,505	
4	0166	CONC,PAVMT	0	100	0	0	489.00	UT	2.00	2.00	100	2004	2004	3	100	978	
5	0169	FENCE/WOOD	0	100	0	0	2,584.00	UT	3.00	3.00	75	2006	2006	3	75	5,814	
6	0166	CONC,PAVMT	0	100	0	0	408.00	UT	3.00	3.00	100	2008	2008	3	100	1,224	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
9	0210	GARAGE U	0	100	24	24	576.00	UT	14.40	14.40	100	2014	2014	3	100	8,294	
10	0083	DOCK-LAKE	0	100	0	0	650.00	UT	10.35	10.35	25	2014	2014	3	30	2,018	

LAND DESCRIPTION

TOTAL OB/XF 49,477

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	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	142,500							

REVIEW DATE 10/31/2023 BY jerry Total Acres: 20.00 Total Land Value: 13,630 Market: 142,500 Agricultural: 6,130 Common: 7,500 PRINTED 11/17/2026 BY SYS

THE WEST 330.61 FT OF NW1/4 OF N
EAST 330.69 FT OF THE WEST 661.3
NW1/4 OF NW1/4 SUBJECT TO COUNTY

ROYALS WILLIAM EUGENE/ROYALS NANCY
550 SW GABRIAL PL
LAKE CITY, FL 32024

2027

05-4S-16-02781-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		705,830
TOTAL MARKET OB/XF VALUE		104,303
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		823,763
SOH/AGL Deduction		253,208
ASSESSED VALUE		570,555
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		519,144
TOTAL JUST VALUE		960,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		972,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/1690	11/24/2003	WD	Q	I	02	330,000
GRANTOR: TROY & GENEVIEVE REGI						
GRANTEE: EUGENE & NANCY ROYA						
0894/1782	1/04/2000	WD	Q	V		110,000
GRANTOR: E D & VELMA THOMAS						
GRANTEE: TROY & GENEVIEVE RE						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0031	BARN,MT AE	0	100	0	0	1.00	UT	6,750.00	6,750.00	75	2014	2014	3	75	5,063	
12	0031	BARN,MT AE	0	100	0	0	1.00	UT	6,750.00	6,750.00	75	2014	2014	3	75	5,063	
13	0030	BARN,MT	0	100	30	60	1.00	UT	27,000.00	27,000.00	100	2024	2023		100	27,000	
14	0040	BARN,POLE	0	100	30	30	1.00	UT	5,850.00	5,850.00	100	2024	2023		100	5,850	
15	0040	BARN,POLE	0	100	30	30	1.00	UT	5,850.00	5,850.00	100	2024	2023		100	5,850	
16	0252	LEAN-TO W/	0	100	12	40	1.00	UT	3,120.00	3,120.00	100	2024	2023		100	3,120	
17	0294	SHED WOOD/	0	100	12	16	1.00	UT	2,880.00	2,880.00	100	2024	2023		100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 54,826

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

REVIEW DATE 10/31/2023 BY jerry Total Acres: 20.00 Total Land Value: 13,630 Market: 142,500 Agricultural: 6,130 Common: 7,500 PRINTED 11/17/2026 BY SYS