

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

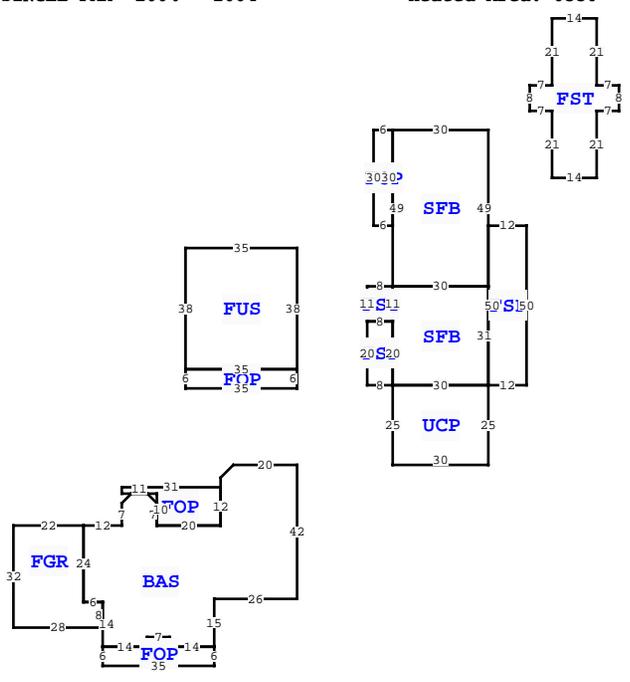
ROYALS WILLIAM EUGENE/ROYALS NANCY
550 SW GABRIEL PL
LAKE CITY, FL 32024

2026

05-4S-16-02781-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,600	100	
FGR	752	55	
FOP	180	30	
FOP	210	30	
FOP	231	30	
FOP	262	30	
FSP	160	40	
FSP	600	40	
FST	88	55	
FST	812	55	
TOTALS	10,375		7,478

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2004		958,231	2000	2000	0	0	25.00	75.00
Heated Area: 6330						HX Base Yr 2004					



** This building has 14 Sub-Areas

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	2.00	2.00	100	2003
2	0260	PAVEMENT-A	0	100	0	0	0	1.10	1.10	75	2003
3	0280	POOL R/CON	0	100	18	36	0	70.00	70.00	100	2004
4	0166	CONC, PAVMT	0	100	0	0	0	2.00	2.00	100	2004
5	0169	FENCE/WOOD	0	100	0	0	0	3.00	3.00	75	2006
6	0166	CONC, PAVMT	0	100	0	0	0	3.00	3.00	100	2008
7	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	2014
8	0060	CARPOT F	0	100	0	0	0	0.00	0.00	100	2014
9	0210	GARAGE U	0	100	24	24	0	14.40	14.40	100	2014
10	0083	DOCK-LAKE	0	100	0	0	0	10.35	10.35	25	2014

TOTAL OB/XF											
49,477											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC	1.00
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	9.00	AC	1.00
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.00	AC	1.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			718,673
TOTAL MARKET OB/XF VALUE			104,303
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			836,606
SOH/AGL Deduction			282,491
ASSESSED VALUE			554,115
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			502,704
TOTAL JUST VALUE			972,976
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			974,373

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	Q	I	02	330,000
GRANTOR: TROY & GENEVIEVE REGI						
GRANTEE: EUGENE & NANCY ROYA						
0894/1782	1/04/2000	WD Q	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 S S12 W20 N7 U3 L3 W5 L3 D3 S7 W12 FGR= W22 S32 E28 N8 W6 N24S S24 E6 S14 FOP= S6 E35 N6 W14 N3 W7 S3 W14S E14 N3 E7 S3 E14 N15 E26 N42S PTR= N30 FUS= N38 W35 S38 FOP= S6 E35 N6 W35S E35 S S30S PTR= E30 UCP= E30 N25 FSP= E12 N50 W12 S50S SFB= N31 SFB= N49 W30 FOP= W6 S30 E6 N30S S49 E30 S W30 FST= W8 S11 E8 N11S S11 FSP= W8 S20 E8 N20S S20 E30S W30 S25S W30S PTR= E80 N90 FST= E14 N21 E7 N8 W7 N21 W14 S21 W7 S8 E7 S21S W80 S90S.	

LAND DESCRIPTION		TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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							

