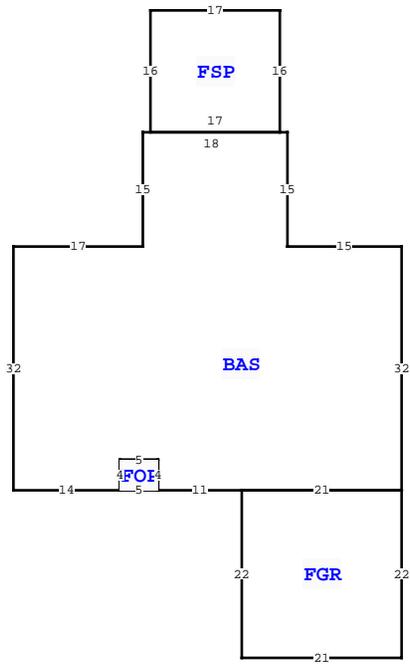




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,897	100	
FGR	462	55	
FOP	20	30	
FSP	272	40	
TOTALS	2,651		

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%	2005		290,456	1999	1999	0	0	26.00	74.00
Heated Area: 1897 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			214,937
TOTAL MARKET OB/XF VALUE			18,126
TOTAL LAND VALUE - MARKET			191,070
TOTAL MARKET VALUE			249,907
SOH/AGL Deduction			80,515
ASSESSED VALUE			169,392
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			117,981
TOTAL JUST VALUE			424,133
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			427,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046356	Roof Replacement	14,000	01/24/2023
15769	SFR	305	07/12/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/0508	10/26/2020	QC	U	I	30	100
GRANTOR: JESSICA VIGNA AKA JES						
GRANTEE: JESSICA GABBARD						
1031/0893	11/19/2004	WD	Q	I		312,500
GRANTOR: HUFFMAN						
GRANTEE: VIGNA						

EXTRA FEATURES																
L N	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	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	100	1999	1999	3	100	1,440	
2	0166	CONC, PAVMT	0	100	0	0	583.00	UT	2.00	100	1999	1999	3	100	1,166	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0327	STABLES-SM	0	100	44	48	2,112.00	UT	2.50	100	2004	2004	3	100	5,280	
5	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	100	2004	2004	3	100	1,440	
6	0040	BARN, POLE	0	100	0	0	4.00	UT	100.00	100	2013	2013	3	100	400	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
9	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
10	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W15 N15 W1 FSP= N16 W17 S16 E17\$ W18 S15 W17 S32 E14											
FOP= E5 N4 W5 S4\$ N4 E5 S4 E11 FGR= S22 E21 N22 W21 \$ E21 N32\$.											

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	D T	DPH 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			0.00	0.00	1.00	AC		1.00	1.00	1.25	9,000.00	11,250.00	11,250							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.98	AC		1.00	1.00	1.00	280.00	280.00	5,594							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.98	AC		1.00	1.00	1.00	9,000.00	9,000.00	179,820							

COMM NW COR OF SW1/4, RUN E
40 FT TO E R/W CR-131, RUN S
370.05 FT FOR POB, E 2606.49

GABBARD JESSICA
10279 SW TUSTENUGGEE RD
LAKE CITY, FL 32024

2026

05-6S-17-09607-004



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																						
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11	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400																																																											
12	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																																																											
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REVIEW DATE 04/05/2023 BY jerry Total Acres: 20.98 Total Land Value: 16,844 Market: 179,820 Agricultural: 5,594 Common: 11,250 PRINTED 03/25/2026 BY SYS																																																																										