LOT 6 GABLES.

WD 1184-2064, WD 1335-2742,

FAULSTICH WERNER/FAULSTITCH JENNIFER
497 NW GABLES GLN
LAKE CITY, FL 32055-7524

2027

06-3S-16-02017-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

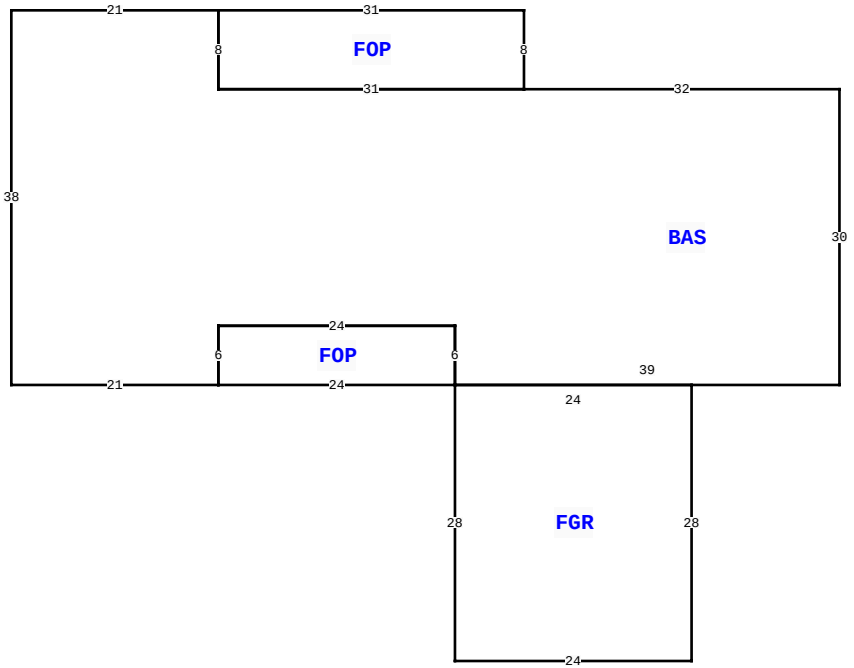
NEIGHBORHOOD/LOC 6316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,544	100		2,544	263,367
FGR	672	55		370	38,304
FOP	144	30		43	4,452
FOP	248	30		74	7,661
TOTALS	3,608			3,031	313,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,031	121.4400	133.58	404,881	2010	2010	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2018 Heated Area: 2544 HX Base Yr 2018



497 NW GABLES GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	313,783
TOTAL MARKET OB/XF VALUE	103,774
TOTAL LAND VALUE - MARKET	56,400
TOTAL MARKET VALUE	473,957
SOH/AGL Deduction	91,573
ASSESSED VALUE	382,384
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	330,973
TOTAL JUST VALUE	473,957
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048179	Screen Enclosure	15,783	09/18/2023
000045707	Swimming Pool and	65,000	10/18/2022
28623	SFR	1,015	06/03/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/2742	5/04/2017	WD	Q	I	01	287,500
GRANTOR: BRIAN J & MELINDA D S						
GRANTEE: WERNER & JENNIFER F						
1184/2064	11/23/2009	WD	Q	V	01	45,000
GRANTOR: DANIEL CRAPPS						
GRANTEE: BRIAN J & MELINDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= N8 W31 S8 E31$ W31 N8 W21 S38 E21 FOP= E24 N6 W24 S6$ N6 E24 S6 FGR= S28 E24 N28 W24$ E39 N30$.

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	7,042.00	UT	3.00	3.00	100	2010	2010	3	100	21,126	
2	0210	GARAGE U	0	100	24	40	960.00	UT	16.00	16.00	75	2013	2013	3	75	11,520	
3	0280	POOL R/CON	0	100	0	0	645.00	UT	70.00	70.00	100	2023	2022		95	42,893	
4	0080	DECKING	0	100	0	0	1,104.00	UT	3.00	3.00	100	2026	2025		100	3,312	
5	0282	POOL ENCL	0	100	51	29	1,749.00	UT	15.00	15.00	100	2026	2025		95	24,923	

LAND DESCRIPTION

TOTAL OB/XF 103,774

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-3	0.00	0.00	4.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	56,400							

REVIEW DATE 03/19/2026 BY robin Total Acres: 4.70 Total Land Value: 56,400 Market: 0 Agricultural: 0 Common: 56,400 PRINTED 11/17/2026 BY SYS