LOT 11 GABLES.

WD 1134-763, CT 1248-672, WD 128

BORELLA RON
248 NW GABLES GLN
LAKE CITY, FL 32055-7556

2027

06-3S-16-02017-111

BUILDING CHARACTERISTICS

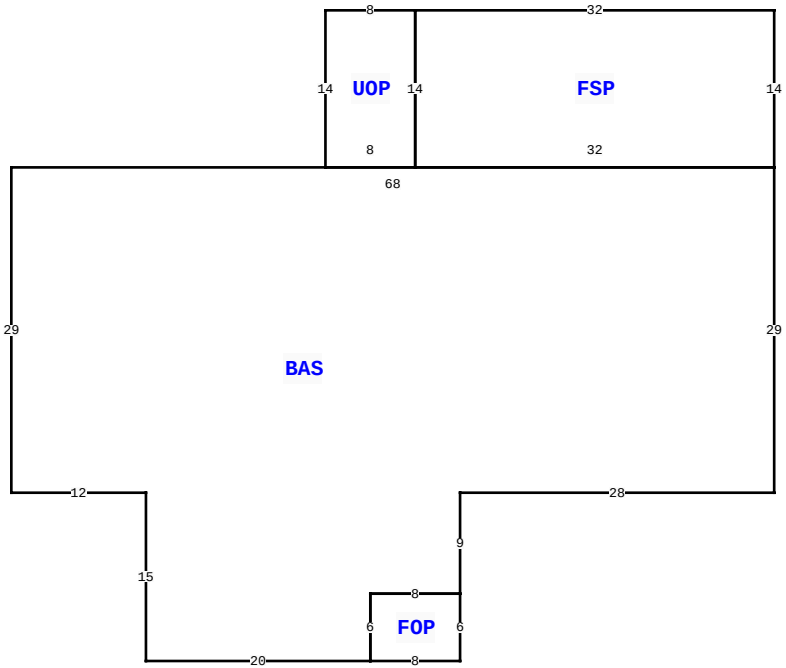
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
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	2,344	100		2,344	205,797
FOP	48	35		17	1,492
FSP	448	40		179	15,716
UOP	112	25		28	2,458
TOTALS	2,952			2,568	225,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	2,568	113.9000	107.07	274,956	2016	2016	0	0	0	18.00	82.00

1 MODULAR 1 100% - 2017 Heated Area: 2344 HX Base Yr 2017



248 NW GABLES GLN, LAKE CITY

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

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	12	354	4,248.00	UT	1.50	1.50	100	2016	2016	3	100	6,372	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	30	46	1,380.00	UT	16.00	16.00	85	2017	2017	3	85	18,768	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	225,464
TOTAL MARKET OB/XF VALUE	33,340
TOTAL LAND VALUE - MARKET	56,400
TOTAL MARKET VALUE	315,204
SOH/AGL Deduction	80,740
ASSESSED VALUE	234,464
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	183,053
TOTAL JUST VALUE	315,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056015	Roof Replacement	15,500	07/01/2026
35007	STORAGE	156	03/06/2017
34825	STORAGE	348	01/12/2017
34207	SFR	425	07/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/1133	4/06/2015	WD	Q	I	01	25,500
GRANTOR: REO FUNDING SOLUTIONS						
GRANTEE: RON BORELLA						
1280/2268	8/28/2014	WD	U	I	12	346,000
GRANTOR: TD BANK, NA						
GRANTEE: REO FUNDING SOLUTIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S29 E12 S15 E20 FOP= E8 N6 W8 S6$ N6 E8 N9 E28 N29$
FSP= N14 W32 UOP= W8 S14 E8 N14$ S14 E32 $.

LAND DESCRIPTION

TOTAL OB/XF 33,340

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	0201	C	MOD HOME	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 01/12/2023 BY KS Total Acres: 4.70 Total Land Value: 56,400 Market: 0 Agricultural: 0 Common: 56,400 PRINTED 11/16/2026 BY SYS