

LOT 21 THE HUNT PLACE S/D.
430-43, 452-324, WD 1356-2767,

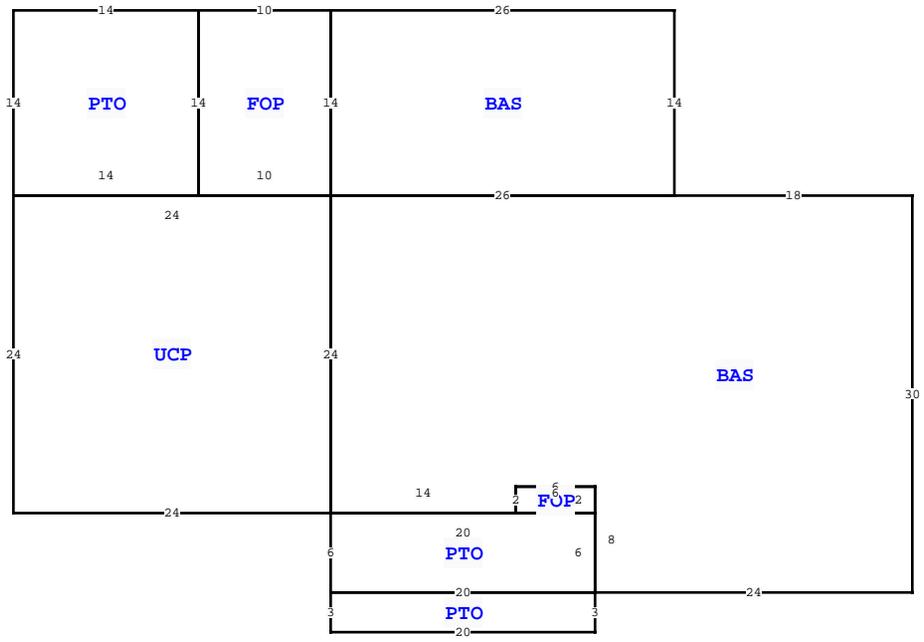
GERBEC MATTHEW M/GERBEC BETHANY J
104 SW SEVILLE PLACE
LAKE CITY, FL 32024

2026

08-5S-16-03490-021
08-5S-16-03490-021

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8516.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	364	100	
BAS	1,188	100	
FOP	12	30	
FOP	140	30	
PTO	60	5	
PTO	120	5	
PTO	196	5	
UCP	576	20	
TOTALS	2,656		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,732	85.1424	97.06	168,108	1979	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2020 Heated Area: 1552 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	159,703			
TOTAL MARKET OB/XF VALUE	11,260			
TOTAL LAND VALUE - MARKET	58,617			
TOTAL MARKET VALUE	229,580			
SOH/AGL Deduction	119,304			
ASSESSED VALUE	110,276			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	58,865			
TOTAL JUST VALUE	229,580			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	214,907			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41009	STORAGE		12/11/2020
36910	REMODEL	375	06/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/2767	3/29/2018	WD	U	I	37	35,000

GRANTOR: HAROLD D & DEBORAH A
GRANTEE: MATTHEW M & BETHANY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W18 BAS= N14 W26 S14 E26\$ W26 FOP= N14 W10 PTO= W14 S14 E14 N14\$ S14 E10\$ UCP= W24 S24 E24 N24\$ S24 PTO= S6 PTO= S3 E20 N3 W20\$ E20 N6 FOP= N2 W6 S2 E6\$ W20\$ E14 N2 E6 S8E24 N30\$.	

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	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	0031	BARN,MT AE	0	100	31	40	UT	11,160.00	11,160.00	100	2021	2020		100	11,160	

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	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		A-1	0.00	0.00	5.01	AC		1.00	1.00	0.90	13,000.00	11,700.00	58,617							