

COMM NE COR OF NW1/4, RUN S 30.0  
 GABE RD FOR POB, CONT S 761.13 F  
 761.13 FT, E 229 FT TO POB.

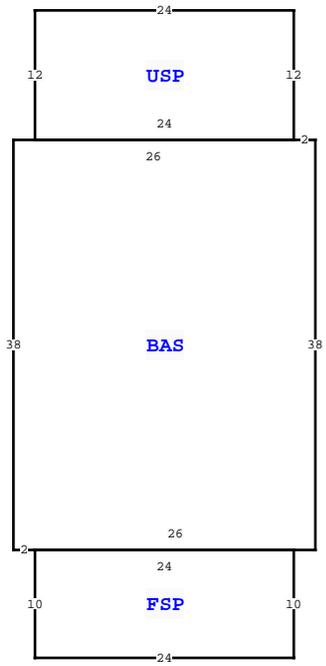
HIGGINS JOHN P/HIGGINS ANNA JEAN  
 1002 SE GABE ST  
 LAKE CITY, FL 32025

**2026**

11-5S-17-09205-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	
FSP	240	40	
USP	288	35	
TOTALS	1,592		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,261	58.5000	66.69	84,096	1935	1935	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1064 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				54,662		
TOTAL MARKET OB/XF VALUE				3,800		
TOTAL LAND VALUE - MARKET				52,000		
TOTAL MARKET VALUE				110,462		
SOH/AGL Deduction				60,526		
ASSESSED VALUE				49,936		
TOTAL EXEMPTION VALUE				25,000		
BASE TAXABLE VALUE				24,936		
TOTAL JUST VALUE				110,462		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				97,504		
SALE:1:1: 4 AC WITH OLD HOUSE PAID TOO MUCH						
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0758/1697	4/02/1992	WD	U	I	12	40,000
GRANTOR: ELVIN DICKS						
GRANTEE: JOHN HIGGINS						
BUILDING NOTES						
BUILDING DIMENSIONS						
USP= N12 W24 S12 E24\$ BAS= W26 S38 E2 FSP= S10 E24 N10 W24\$ E26 N38 W2\$.						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS
1	0070	CARPORT UF	0	100	0	0
2	0258	PATIO	0	100	0	0
3	0020	BARN,FR	0	100	0	0
4	0190	FPLC PF	0	100	0	0
5	0252	LEAN-TO W/	0	100	0	0

TOTAL OB/XF														3,800		
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	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0020	BARN,FR	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	1,500	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	100	

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	0102	C	SFR/MH	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							

TOTAL OB/XF										3,800														