COMM SE COR OF NE1/4 OF SW1/4, N OF JAFUS ALLEN RD ALSO BEING E L ACRES 661.38 FT FOR POB, W 1323.

LUPU ROBERT/LATIMER LAURA
277 SW GALLANT LN
LAKE CITY, FL 32024-3947

2027

12-4S-15-00350-001

BUILDING CHARACTERISTICS

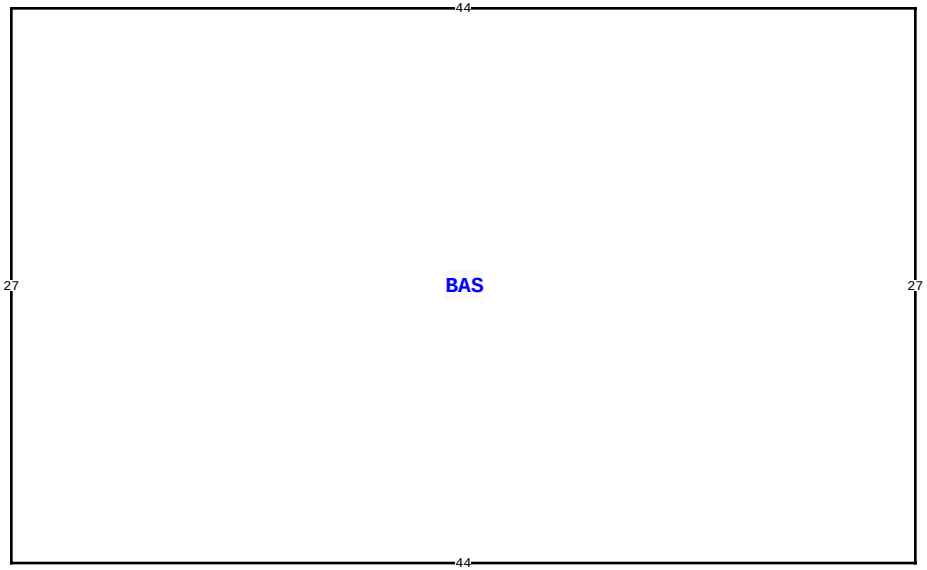
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	130,499
TOTALS	1,188			1,188	130,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,188	133.0550	127.73	151,743	2018	2018	0	0	0	14.00	86.00

2 MANUF 2 100% - 2023 Heated Area: 1188 HX Base Yr 2023



277 SW GALLANT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	04/20/2023 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,499
TOTAL MARKET OB/XF VALUE		30,800
TOTAL LAND VALUE - MARKET		100,400
TOTAL MARKET VALUE		174,219
SOH/AGL Deduction		0
ASSESSED VALUE		174,219
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,808
TOTAL JUST VALUE		261,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,058

XFOB:3:2: 12 X 48 ROOM & 36 X 48 OPEN CARPORT

XFOB:3:1: OVERALL 48 X 48.

PRMT:1:1: MH POLE ONLY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048724	Roof Replacement	9,500	11/21/2023
36272	M H	730	01/31/2018
13923	PUMP/UTPOL	30	04/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/912	12/16/2022	WD	U	I	11	100
GRANTOR: SMITH JAMES B						
GRANTEE: LUPU ROBERT						
1462/2703	3/28/2022	WD	Q	I	01	295,900
GRANTOR: SMITH JAMES B						
GRANTEE: LUPU ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

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	0040	BARN,POLE	0	100	48	48	1.00	UT	0.00	0.00	100	2018	2018	3	100	10,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0327	STABLES-SM	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
4	0081	DECKING WI	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
5	0030	BARN,MT	0	100	0	0	1.00	UT	10,800.00	10,800.00	100	2024	2023		100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 30,800

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	0200	C	MBL HM	100		00	0.00	0.00	1.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,400							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	90,000							

REVIEW DATE 02/24/2025 BY jerry Total Acres: 10.04 Total Land Value: 12,920 Market: 90,000 Agricultural: 2,520 Common: 10,400 PRINTED 11/16/2026 BY SYS