COMM SE COR OF SW1/4, RUN N 1985
W 1655.51 FT FOR POB, RUN N 661.
W 331.29 FT, S 661.29 FT, E 331.

RUTTER MARK/RUTTER DENINE
423 SW GALLANT LN
LAKE CITY, FL 32024

2027

12-4S-15-00350-002

BUILDING CHARACTERISTICS

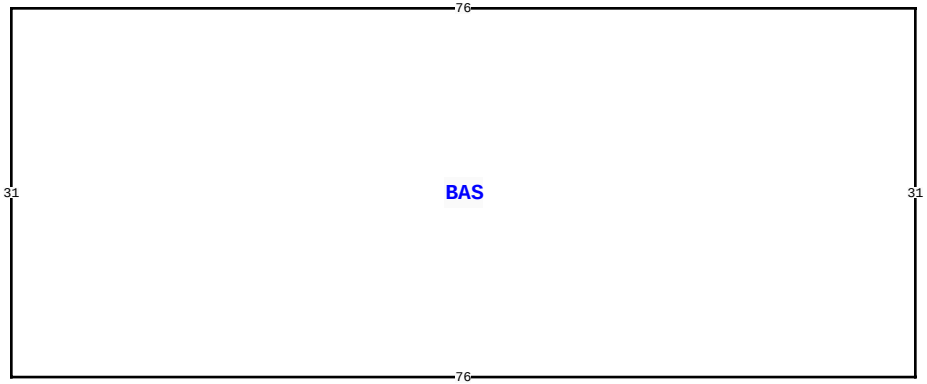
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,356	100		2,356	137,264
TOTALS	2,356			2,356	137,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	105.93	249,571	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2356 HX Base Yr 2004



423 SW GALLANT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,264
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		60,360
TOTAL MARKET VALUE		207,424
SOH/AGL Deduction		95,440
ASSESSED VALUE		111,984
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,573
TOTAL JUST VALUE		207,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21276	M H	135	11/18/2003
17334	M H	125	08/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0997/1453	10/10/2003	WD	Q	V		25,000
GRANTOR: TERRY M KELLY						
GRANTEE: MARK & DENINE RUTTE						
0975/1870	2/20/2003	QC	Q	V	01	24,600
GRANTOR: ERNEST & JANET SKELTO						
GRANTEE: TERRY KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	2003	2003	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	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	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,360							

REVIEW DATE 02/06/2024 BY JB Total Acres: 5.03 Total Land Value: 60,360 Market: 0 Agricultural: 0 Common: 60,360 PRINTED 11/16/2026 BY SYS