COMM SE COR OF SW1/4, RUN N 1985
W 1324.32 FT, CONT W 662.39 FT F
CONT W 166.04 FT, N 661.35 FT, E

GONZALEZ BALDOMERO JR/GONZALEZ JANICE ELAINE
499 SW GALLANT LN
LAKE CITY, FL 32024

**2027**

**12-4S-15-00350-003**

## BUILDING CHARACTERISTICS

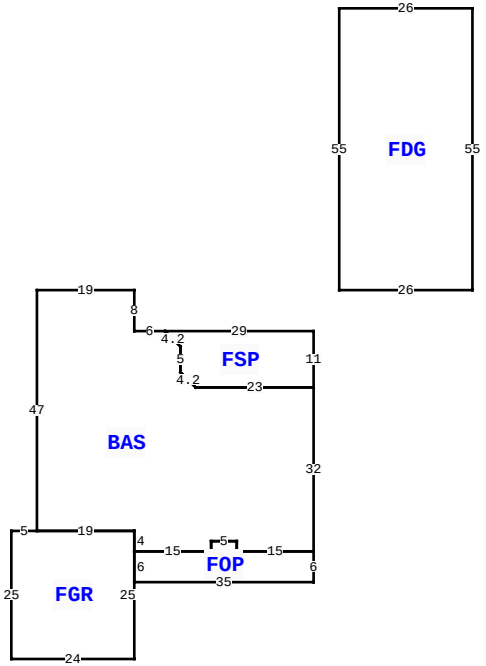
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 2,102 | 100 | | 2,102 | 208,636 |
| FDG | 1,430 | 60 | | 858 | 85,161 |
| FGR | 600 | 55 | | 330 | 32,755 |
| FOP | 220 | 30 | | 66 | 6,551 |
| FSP | 286 | 40 | | 114 | 11,315 |
| TOTALS | 4,638 | | | 3,470 | 344,418 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,470 | 113.5008 | 124.85 | 433,230 | 2005 | 2005 | 0 | 0 | 0 | 20.50 | 79.50 |

1 SINGLE FAM 100% - 2006 Heated Area: 2102 HX Base Yr 2006




499 SW GALLANT LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| 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 | 344,418 |
| TOTAL MARKET OB/XF VALUE | 4,563 |
| TOTAL LAND VALUE - MARKET | 45,360 |
| TOTAL MARKET VALUE | 394,341 |
| SOH/AGL Deduction | 123,809 |
| ASSESSED VALUE | 270,532 |
| TOTAL EXEMPTION VALUE | HX HB SX 13 270,532 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 394,341 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 400,602 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048620 | Roof Replacement | 19,000 | 11/09/2023 |
| 22154 | SFR | 590 | 08/04/2004 |
| 21674 | GARAGE | 295 | 04/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0956/2560 | 6/28/2002 | WD | Q | V | | 25,000 |
| GRANTOR: VERONICA KELLY | | | | | | |
| GRANTEE: BALDOMERO & JANICE | | | | | | |
| 0893/2560 | 12/21/1999 | WD | Q | V | | 25,000 |
| GRANTOR: DUNN'S | | | | | | |
| GRANTEE: V KELLY (VALIDITY I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 S47 E19 S4 E15 N2 E5 S2 E15 N32 W23 U3L3 N5 U3L3 W6 N8 $
FDG=[ORIG=40,0] E26 N55 W26 S55 $
FGR=[ORIG=-19,47] W5 S25 E24 N25 W19 $
FSP=[ORIG=35,19] N11 W29 D3R3 S5 D3R3 E23 $
FOP=[ORIG=0,51] S6 E35 N6 W15 N2 W5 S2 W15 $
.

## 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 | 0 | 0 | 1,825.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 4,563 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,563

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 2.52 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 45,360 | | | | | | | |

REVIEW DATE 02/20/2024 BY JS Total Acres: 2.52 Total Land Value: 45,360 Market: 0 Agricultural: 0 Common: 45,360 PRINTED 11/16/2026 BY SYS