COMM SE COR OF SW1/4, RUN N 1985
2318.80 FT FOR POB, CONT W 330.3
661.49 FT, E 331.30 FT, S 661.40

FULLER ROSS THEODORE/FULLER HEATHER DEWEY
579 SW GALLANT DR
LAKE CITY, FL 32024

2027

12-4S-15-00350-005

BUILDING CHARACTERISTICS

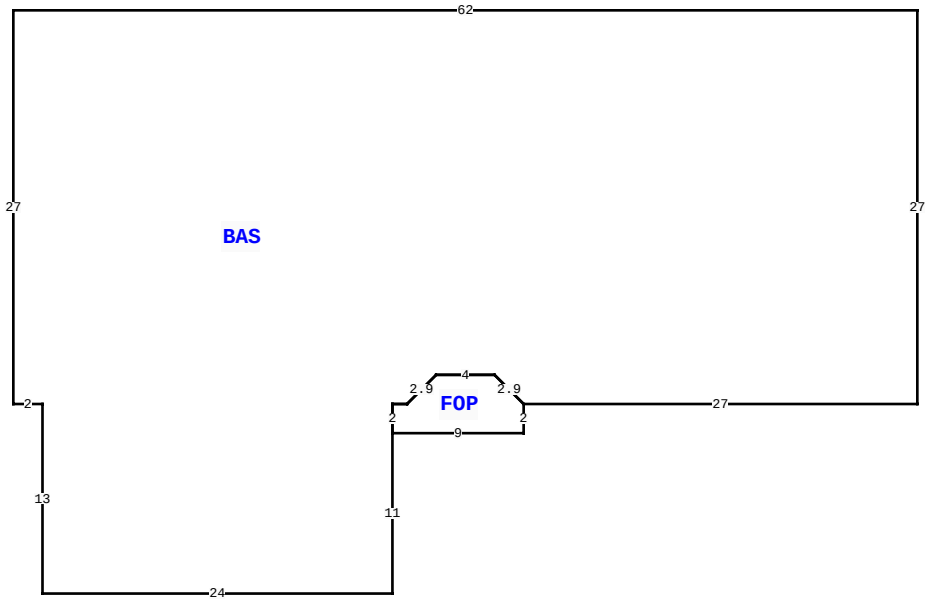
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,974	100		1,974	124,551
FOP	30	35		10	631
TOTALS	2,004			1,984	125,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,984	119.5000	114.72	227,604	1996	1996	0	0	0	45.00	55.00

1 MANUF 2 100% - 2023 Heated Area: 1974 HX Base Yr 2023



579 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		125,182
TOTAL MARKET OB/XF VALUE		14,660
TOTAL LAND VALUE - MARKET		60,240
TOTAL MARKET VALUE		200,082
SOH/AGL Deduction		0
ASSESSED VALUE		200,082
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,671
TOTAL JUST VALUE		200,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/2173	3/11/2022	WD	Q	I	01	250,000
GRANTOR: TAYLOR-MCCRARY JACKIE						
GRANTEE: FULLER ROSS THEODOR						
1443/334	7/16/2021	WD	U	I	37	50,000
GRANTOR: DEAS BROOKE						
GRANTEE: TAYLOR-MCCRARY JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E2 S13 E24 N11 FOP= E9 N2 U2 L2 W4 L2 D2 W1 S2$ N2 E1 U2 R2 E4 R2 D2 E27 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
6	0060	CARPORT F	0	100	24	24	576.00	UT	10.00	10.00	100	2022	2021		100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 14,660

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	5.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,240							

REVIEW DATE 02/06/2024 BY KS Total Acres: 5.02 Total Land Value: 60,240 Market: 0 Agricultural: 0 Common: 60,240 PRINTED 11/16/2026 BY SYS