COMM SE COR OF SW1/4, RUN N
1985.97 FT, W 1324.32 FT, CONT
W 828.44 FT FOR POB, CONT W

ROBESON YOLANDA E
531 SW GALLANT LN
LAKE CITY, FL 32024

2027

12-4S-15-00350-006

BUILDING CHARACTERISTICS

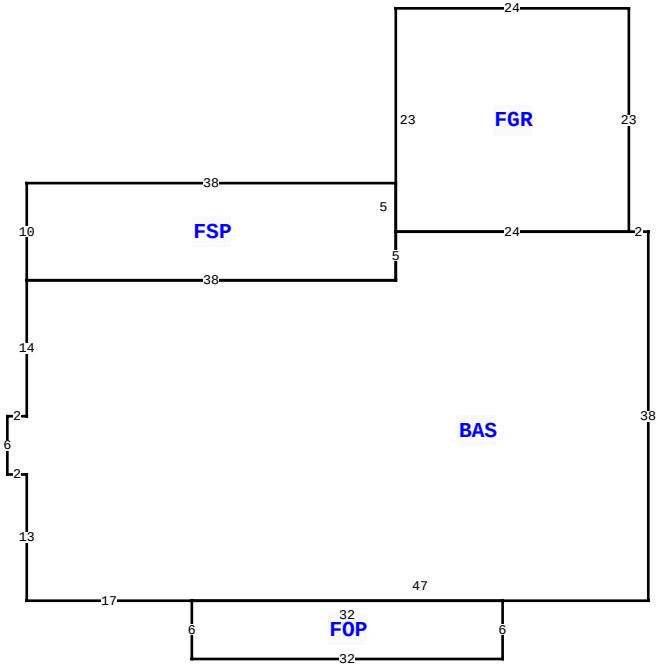
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,254	100		2,254	234,533
FGR	552	55		304	31,632
FOP	192	30		58	6,035
FSP	380	40		152	15,816
TOTALS	3,378			2,768	288,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,768	120.4959	132.55	366,898	2005	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2019 Heated Area: 2254 HX Base Yr 2019



531 SW GALLANT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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	710.00	UT	2.50	2.50	100	2005	2005	3	100	1,775	
2	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	100	1,150	
3	0031	BARN,MT AE	0	100	23	23	529.00	UT	9.00	9.00	100	2021	2020		100	4,761	
4	0252	LEAN-TO W/	0	100	12	32	276.00	UT	1.50	1.50	100	2021	2020		100	414	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		288,015
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		45,360
TOTAL MARKET VALUE		341,475
SOH/AGL Deduction		95,727
ASSESSED VALUE		245,748
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		194,337
TOTAL JUST VALUE		341,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051589	Roof Replacement	47,500	11/21/2024
000040395	Storage Building	8,389	07/15/2021
40395	STORAGE	0	08/19/2020
22155	SFR	628	08/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1373/1073	11/29/2018	WD	Q	I	01	245,000
GRANTOR: DANIEL C JR & MINDY G						
GRANTEE: YOLANDA E ROBESON						
0991/0068	7/22/2003	WD	Q	V	06	100
GRANTOR: BALDOMERO & JANICE GO						
GRANTEE: DANIEL C JR & MINDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FGR= N23 W24 S23 E24$ W24 FSP= N5 W38 S10 E38 N5$ S5 W38 S14 W2 S6 E2 S13 E17 FOP= S6 E32 N6 W32$ E47 N38$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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 02/10/2025 BY jerry Total Acres: 2.52 Total Land Value: 45,360 Market: 0 Agricultural: 0 Common: 45,360 PRINTED 11/16/2026 BY SYS