LOT 27 HI-DRI ACRES UNIT 2.

DC ORB 795-1561, 846-1903, WD 12

LEWIS CRYSTAL L/TIPTON WESTLEY D
135 SW GULL DR
LAKE CITY, FL 32024-0114

2027

15-5S-16-03626-027

BUILDING CHARACTERISTICS

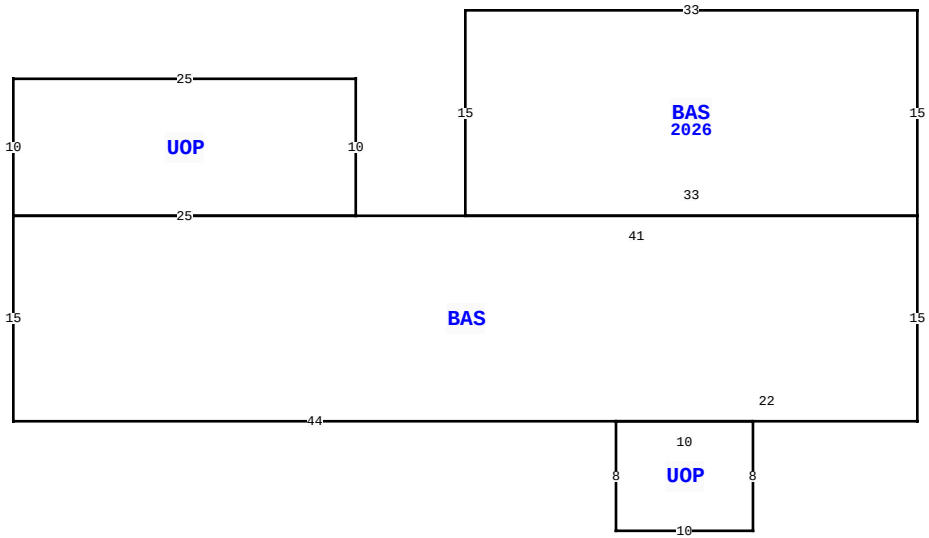
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100		990	59,198
BAS	495	100	2026	495	29,599
UOP	80	25		20	1,196
UOP	250	25		62	3,708
TOTALS	1,815			1,567	93,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,567	116.9000	108.72	170,364	1996	1996	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1485 HX Base Yr



135 SW GULL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	93,700
TOTAL MARKET OB/XF VALUE	9,240
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	121,840
SOH/AGL Deduction	16,118
ASSESSED VALUE	105,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,722
TOTAL JUST VALUE	121,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,849

XFOB:1:1: COMMODORE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31946	M H	482	05/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/1103	8/23/2013	WD	Q	I	01	18,000
GRANTOR: LINDA HOWARD						
GRANTEE: CRYSTAL L LEWIS & W						
0846/1903	10/01/1997	WD	Q	I		43,000
GRANTOR: MCCLELLAND						
GRANTEE: HOWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 W25 S15 E44 E22 N15 $
UOP=[ORIG=-41,0] N10 W25 S10 E25 $
UOP=[ORIG=-22,15] S8 E10 N8 W10 $
BAS=[YR=2026;ORIG=-33,-15] E33 S15 W33 N15 $
.

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	0294	SHED WOOD/	0	0	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,240

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	0			0.00	0.00	1.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,900							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.05 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 11/17/2026 BY SYS