LOT 44 HI-DRI ACRES UNIT 2.

378-75, 720-747, 766-524, 851-11

MOONEY SANDRA
171 SW GULL DR
LAKE CITY, FL 32024

2026

15-5S-16-03626-044

BUILDING CHARACTERISTICS

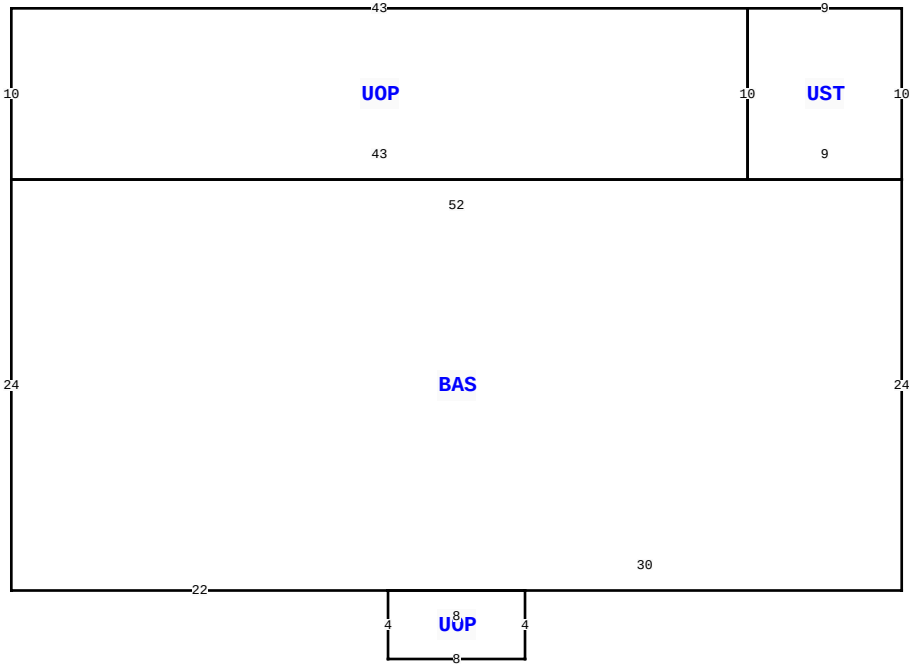
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,248	100		1,248	32,917
UOP	32	25		8	211
UOP	430	25		108	2,849
UST	90	45		40	1,055
TOTALS	1,800			1,404	37,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	109.9000	65.94	92,580	1993	1993	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2020 Heated Area: 1248 HX Base Yr 2020



171 SW GULL DR, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0081	DECKING WI	0	100	0	0	1.00	UT	300.00	300.00	60	2019	2019	3	60	180	
2	0294	SHED WOOD/	0	100	12	36	432.00	UT	12.00	12.00	60	2007	2007	3	60	3,110	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0041	BARN,MACH	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,032
TOTAL MARKET OB/XF VALUE	11,790
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	67,722
SOH/AGL Deduction	35,567
ASSESSED VALUE	32,155
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	7,155
TOTAL JUST VALUE	67,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,522

XFOB:1:1: DEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26348	M H	553	10/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2069	9/12/2023	WD	U	I	11	100
GRANTOR: MOODY RUTH BRILLHART						
GRANTEE: MOONEY SANDRA M						
1386/1405	6/12/2019	QC	U	I	11	10,000
GRANTOR: RUTH BRILLHART MOODY						
GRANTEE: SANDRA MOONEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E22 UOP= S4 E8 N4 W8$ E30 N24$ UST= N10 W9 UOP= W43 S10 E43 N10$ S10 E9$.

LAND DESCRIPTION

TOTAL OB/XF 11,790

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			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 06/10/2026 BY SYS