LOT 45 HI-DRI ACRES S/D UNIT 2
798-100, QC 1026-875, QC 1027-14

JAX FREEDOM HOME BUYERS, LLC
195 SW GULL DR
LAKE CITY, FL 32024

2027

15-5S-16-03626-045

BUILDING CHARACTERISTICS

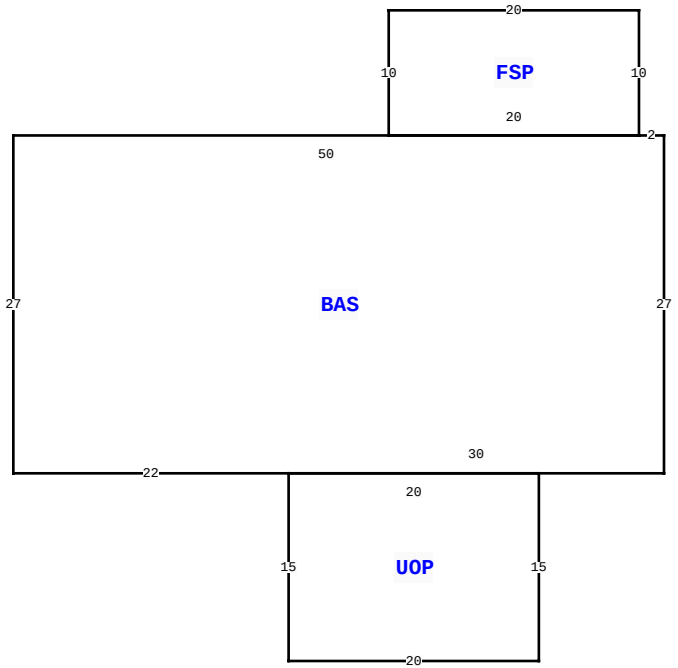
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,404	100		1,404	73,614
FSP	200	40		80	4,194
UOP	300	25		75	3,933
TOTALS	1,904			1,559	81,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,559	102.5100	95.33	148,619	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1404 HX Base Yr



195 SW GULL DR, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
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	81,740
TOTAL MARKET OB/XF VALUE	17,050
TOTAL LAND VALUE - MARKET	9,450
TOTAL MARKET VALUE	108,240
SOH/AGL Deduction	18,635
ASSESSED VALUE	89,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,605
TOTAL JUST VALUE	108,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10538	M H	125	12/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/2432	6/03/2026	WD	U	I	11	100
GRANTOR: BRADY JOHNNIE RAY						
GRANTEE: JAX FREEDOM HOME BU						
1171/0634	3/05/2009	QC	U	I	11	25,000
GRANTOR: ROBERTA SHOOK						
GRANTEE: JOHNNIE RAY & WENDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FSP= N10 W20 S10 E20$ W50 S27 E22 UOP= S15 E20 N15 W20$ E30 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	0166	CONC,PAVMT	0	0	10	20	200.00	UT	1.50	1.50	100	0	0	3	100	300	
2	0210	GARAGE U	0	0	25	30	750.00	UT	18.00	18.00	50	1994	1994	3	50	6,750	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 17,050

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	0.50	18,000.00	9,000.00	9,450							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.05 Total Land Value: 9,450 Market: 0 Agricultural: 0 Common: 9,450 PRINTED 11/17/2026 BY SYS