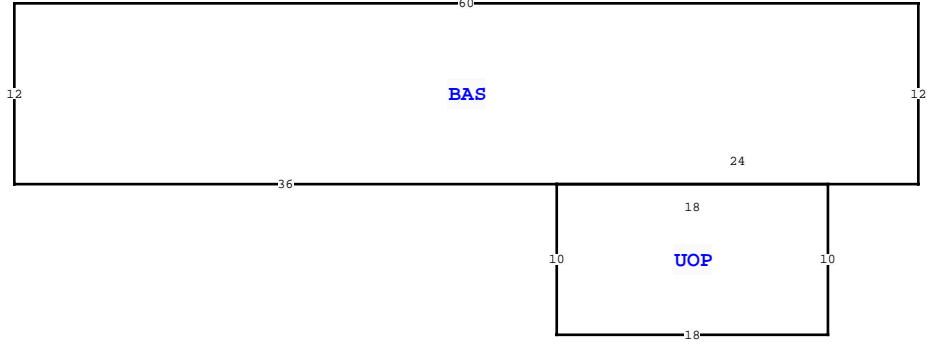


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	01 MINIMUM 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	765	56.0880	33.65	25,742	1974	1974	0	0	10	60.00	30.00
1 MOBILE HME 0% - 2026 Heated Area: 720 HX Base Yr												



Quality	03 03				
DOR CODE	0102 SFRES/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	720	100		720	7,268
UOP	180	25		45	454
TOTALS	900			765	7,723

323 SW GULL DR, LAKE CITY

BLD DATE	LGL DATE	05/06/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES																	
L N	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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	

TOTAL OB/XF 8,600

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0			0.00	0.00	1.05	AC		1.00	1.00	0.90	16,000.00	14,400.00	15,120							
2	0100	C	SFR	0			0.00	0.00	1.06	AC		1.00	1.00	0.90	16,000.00	14,400.00	15,264							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,694
TOTAL MARKET OB/XF VALUE			8,600
TOTAL LAND VALUE - MARKET			30,384
TOTAL MARKET VALUE			71,678
SOH/AGL Deduction			0
ASSESSED VALUE			71,678
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			71,678
TOTAL JUST VALUE			71,678
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,779
XFOB:1:1: STATE M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1441	11/17/2025	PB	U	I	18	0
GRANTOR: WELLS JOHN						
GRANTEE: HEATHERTON APRIL						
1264/2690	11/12/2013	QC	U	I	11	13,000
GRANTOR: CAROL MCKAY						
GRANTEE: JOHN WELLS						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S12 E36 UOP= S10 E18 N10 W18 E24 N12\$.												

