LOT 79 HI-DRI ACRES UNIT 2, EX N
489-765, 911-1292, 928-455, 939-

COOK MARSHA
459 SW GULL DR
LAKE CITY, FL 32024

**2027**

**15-5S-16-03626-079**

## BUILDING CHARACTERISTICS

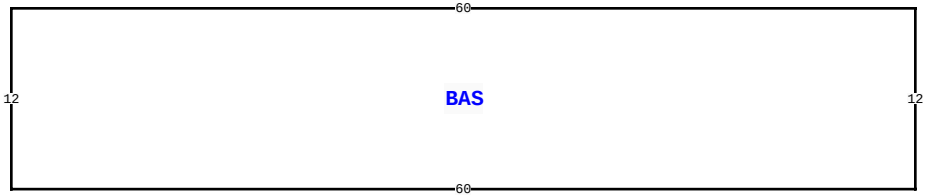
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 02 | ROLL COMP 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| 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 | 720 | 100 | | 720 | 13,003 |
| TOTALS | 720 | | | 720 | 13,003 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 720 | 75.2490 | 45.15 | 32,508 | 1973 | 1973 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2017 Heated Area: 720 HX Base Yr 2017




459 SW GULL DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 | 0031 | BARN,MT AE | 0 | 100 | 20 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 6,500 | |
| 2 | 0263 | PRCH,USP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 150 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 6,500 | |
| 5 | 0263 | PRCH,USP | 0 | 100 | 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 | 13,003 |
| TOTAL MARKET OB/XF VALUE | 21,650 |
| TOTAL LAND VALUE - MARKET | 14,580 |
| TOTAL MARKET VALUE | 49,233 |
| SOH/AGL Deduction | 14,453 |
| ASSESSED VALUE | 34,780 |
| TOTAL EXEMPTION VALUE | HX HB SX WX 34,780 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 49,233 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 49,233 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048927 | Roof Replacement | 8,911 | 12/29/2023 |
| 18939 | M H | 125 | 11/08/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1556/667 | 12/09/2025 | LE | U | I | 14 | 100 |
| GRANTOR: COOK MARSHA | | | | | | |
| GRANTEE: COOK MARSHA (ENH LI | | | | | | |
| 1531/1731 | 1/15/2025 | LE | U | I | 14 | 100 |
| GRANTOR: COOK MARSHA | | | | | | |
| GRANTEE: COOK MARSHA (ENH LI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 21,650

| 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 | 0.54 | AC | | 1.00 | 1.00 | 1.50 | 18,000.00 | 27,000.00 | 14,580 | | | | | | | |

REVIEW DATE 02/12/2026 BY KS Total Acres: 0.54 Total Land Value: 14,580 Market: 0 Agricultural: 0 Common: 14,580 PRINTED 11/17/2026 BY SYS