

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	04	PLYWOOD	10
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
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	03	03	100
Kitchen Adjus	01	01	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
BAS	1,440	100	
TOTALS	1,440		39,537

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2026		Heated Area: 1440					HX Base Yr	2026

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		39,537	
TOTAL MARKET OB/XF VALUE		13,805	
TOTAL LAND VALUE - MARKET		31,050	
TOTAL MARKET VALUE		84,392	
SOH/AGL Deduction		0	
ASSESSED VALUE		84,392	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		32,981	
TOTAL JUST VALUE		84,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,384	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13963	M H	125	05/03/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/2732	7/07/2025	WD	Q	I	05	157,000
GRANTOR: MORESE MICHAEL EUGENE						
GRANTEE: BELLERE KAYLA MARIE						
1530/1559	12/31/2024	PB	U	I	18	0
GRANTOR: MORSE PATRICIA K						
GRANTEE: MORSE MICHAEL EUGEN						

EXTRA FEATURES		475 SW GULL DR, LAKE CITY														
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	100	0	0		1.00	1,200.00	100	1996	1996	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0		1.00	0.00	100	1996	1996	3	100	400	
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	10	14		140.00	7.50	50	1996	1996	3	50	525	
6	0060	CARPORT F	0	100	20	25		500.00	5.00	100	2007	2007	3	100	2,500	
7	0296	SHED METAL	0	100	10	14		140.00	12.00	100	2007	2007	3	100	1,680	
8	0080	DECKING	0	100	0	0		1.00	0.00	100	2014	2014	3	100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S24 E60 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF										13,805												
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	0200	C	MBL HM	100			0.00	0.00	2.07	AC		1.00	1.00	1.00	15,000.00	15,000.00	31,050							