E1/2 LOT 84 HI-DRI ACRES UNIT 2.
490-119, 806-2017, WD 1326-2084,

JOHNSON BRANDON R
614 SW GULL DR
LAKE CITY, FL 32024

2027

15-5S-16-03626-084

BUILDING CHARACTERISTICS

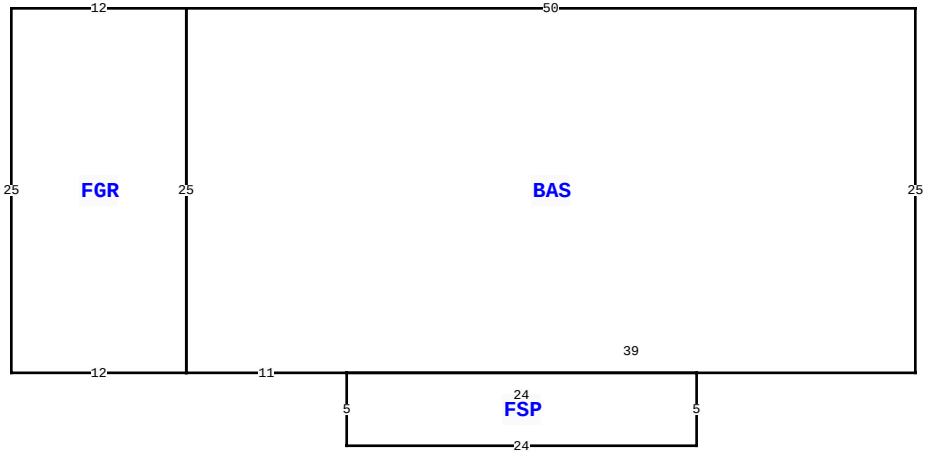
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,250	100		1,250	116,751
FGR	300	55		165	15,411
FSP	120	40		48	4,483
TOTALS	1,670			1,463	136,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,463	119.5920	131.55	192,458	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2018 Heated Area: 1250 HX Base Yr 2018



614 SW GULL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,645
TOTAL MARKET OB/XF VALUE		1,468
TOTAL LAND VALUE - MARKET		18,900
TOTAL MARKET VALUE		157,013
SOH/AGL Deduction		50,323
ASSESSED VALUE		106,690
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,279
TOTAL JUST VALUE		157,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045954	Roof Replacement	8,700	11/18/2022
10597	SFR	215	12/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/2084	11/28/2016	WD	Q	I	01	105,000
GRANTOR: MARY JANE TRACY						
GRANTEE: BRANDON R JOHNSON						
0806/2017	6/15/1995	WD	Q	V		5,000
GRANTOR: KAY V DILLARD						
GRANTEE: MARY JANE TRACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FGR= W12 S25 E12 N25$ S25 E11 FSP= S5 E24 N5 W24$ E39 N25$.

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	100	0	0	381.00	UT	1.50	1.50	100	1996	1996	3	100	572	
2	0258	PATIO	0	100	8	8	64.00	UT	1.50	1.50	100	1996	1996	3	100	96	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,468

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	0100	C	SFR	100			0.00	0.00	1.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,900							

REVIEW DATE 02/10/2026 BY KS Total Acres: 1.05 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 11/17/2026 BY SYS