W1/2 OF LOT 85 HI-DRI ACRES UNIT
591-531, 691-017, 698-605, 739-6

JACOBSEN JASMINE ANN
690 SW GULL DR
LAKE CITY, FL 32024

2027

15-5S-16-03626-085

BUILDING CHARACTERISTICS

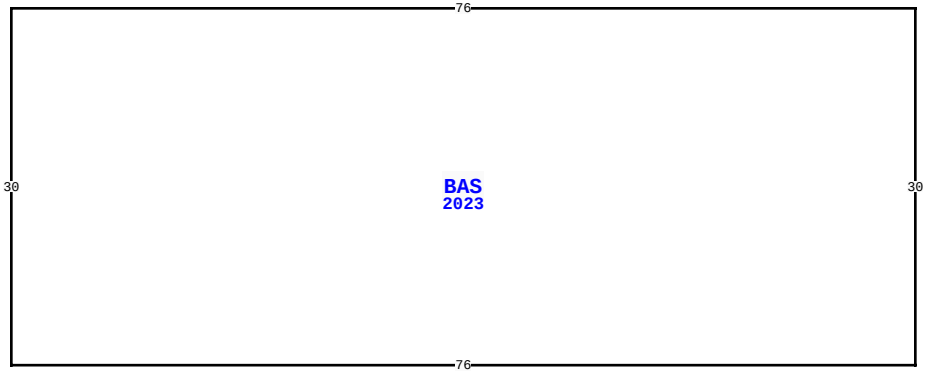
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2023	2,280	225,780
TOTALS	2,280			2,280	225,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	2,280	114.5000	106.48	242,774	2022	2022	0	0	2	5.00	93.00

1 MANUF 1 100% - 2025 Heated Area: 2280 HX Base Yr 2025



690 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	1,100.00	1,100.00	100	2023	2022		100	1,100	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,780
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		19,620
TOTAL MARKET VALUE		253,700
SOH/AGL Deduction		0
ASSESSED VALUE		253,700
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		197,289
TOTAL JUST VALUE		253,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043203	Mobile Home		11/18/2021
10612	M H	125	01/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1235	11/26/2024	WD	Q	I	01	259,000
GRANTOR: SPIN CODY E						
GRANTEE: JACOBSEN MATTHEW CO						
1428/2317	1/25/2021	QC	U	I	11	100
GRANTOR: SPIN CHAD						
GRANTEE: SPIN CODY EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,15] E76 S30 W76 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	1.09	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,620							

REVIEW DATE 02/10/2026 BY KS Total Acres: 1.09 Total Land Value: 19,620 Market: 0 Agricultural: 0 Common: 19,620 PRINTED 11/17/2026 BY SYS