N1/2 OF LOT 88 HI DRI ACRES UNIT
529-122,

WHITSLAR FRANK
825 SW GULL DR
LAKE CITY, FL 32024

2026

15-5S-16-03626-088

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

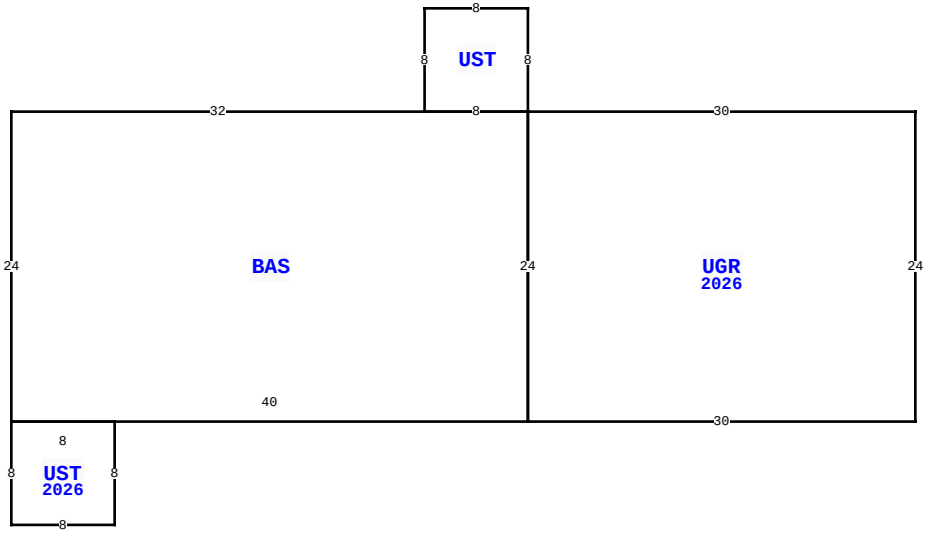
NEIGHBORHOOD/LOC 15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	23,205
UGR	720	45	2026	324	7,832
UST	64	45		29	701
UST	64	45	2026	29	701
TOTALS	1,808			1,342	32,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,342	100.7100	60.43	81,097	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 960 HX Base Yr



825 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	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	50	1993	1993	3	50	360	
2	0297	SHED CONCR	0	100	8	8	64.00	UT	10.00	10.00	30	1993	1993	3	30	192	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		32,439
TOTAL MARKET OB/XF VALUE		10,552
TOTAL LAND VALUE - MARKET		15,111
TOTAL MARKET VALUE		58,102
SOH/AGL Deduction		25,205
ASSESSED VALUE		32,897
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,897
TOTAL JUST VALUE		58,102
NCON VALUE		8,533
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,143

XFOB:1:1: INTERNATIONAL M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 S24 E40 N24 W8 $
UGR=[YR=2026;ORIG=8,0] E30 S24 W30 N24 $
UST=[ORIG=8,0] N8 W8 S8 E8 $
UST=[YR=2026;ORIG=-32,24] E8 S8 W8 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,552

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	0.73	AC		1.00	1.00	1.15	18,000.00	20,700.00	15,111							

REVIEW DATE 02/10/2026 BY KS Total Acres: 0.73 Total Land Value: 15,111 Market: 0 Agricultural: 0 Common: 15,111 PRINTED 06/12/2026 BY SYS