E1/2 OF LOT 85 HI-DRI ACRES UNIT
591-531, 691-17, 698-605, 739-65

COMBS JENNIFER/EVANS CURTIS
660 SW GULL ROAD
LAKE CITY, FL 32024

**2026**

**15-5S-16-03626-156**

## BUILDING CHARACTERISTICS

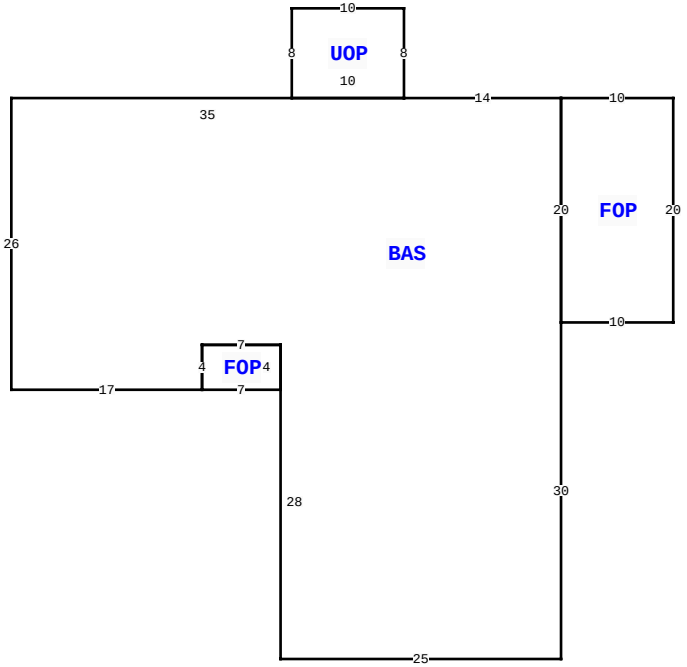
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 1,846 | 100 | | 1,846 | 151,187 |
| FOP | 28 | 30 | | 8 | 655 |
| FOP | 200 | 30 | | 60 | 4,914 |
| UOP | 80 | 20 | | 16 | 1,310 |
| TOTALS | 2,154 | | | 1,930 | 158,067 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,930 | 112.5040 | 126.00 | 243,180 | 2000 | 2000 | 0 | 0 | 10 | 25.00 | 65.00 |

1 SINGLE FAM 0% - 2022 Heated Area: 1846 HX Base Yr




660 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 800 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 200 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 200 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2026 | 2025 | | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 158,067 |
| TOTAL MARKET OB/XF VALUE | 1,700 |
| TOTAL LAND VALUE - MARKET | 19,620 |
| TOTAL MARKET VALUE | 179,387 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 179,387 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 179,387 |
| TOTAL JUST VALUE | 179,387 |
| NCON VALUE | 500 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 176,959 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044462 | Roof Replacement | 13,904 | 05/17/2022 |
| 16964 | SFR | 310 | 05/15/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1438/841 | 5/17/2021 | WD | Q | I | 01 | 147,300 |
| GRANTOR: FRAME RANDY L | | | | | | |
| GRANTEE: COMBS JENNIFER | | | | | | |
| 1359/0756 | 5/04/2018 | WD | Q | I | 01 | 150,000 |
| GRANTOR: CHAD & MARY SPIN | | | | | | |
| GRANTEE: RANDY L & TASHAUNA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 UOP= N8 W10 S8 E10$ W35 S26 E17 FOP= E7 N4 W7 S4$ N4 E7 S28 E25 N30 FOP= E10 N20 W10 S20$ N20$.

## LAND DESCRIPTION

TOTAL OB/XF 1,700

| 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 | 0 | | | 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 06/10/2026 BY SYS