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

2027

15-5S-16-03626-156

BUILDING CHARACTERISTICS

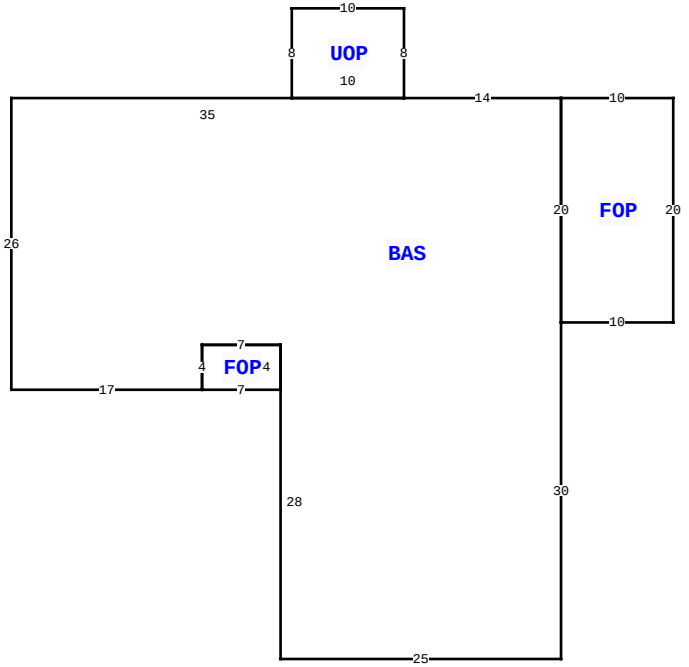
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	148,488
FOP	28	30		8	644
FOP	200	30		60	4,826
UOP	80	20		16	1,287
TOTALS	2,154			1,930	155,245

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	123.75	238,838	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	05/08/2026 MLU
XF DATE		LAND DATE	
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	155,245
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	19,620
TOTAL MARKET VALUE	176,565
SOH/AGL Deduction	0
ASSESSED VALUE	176,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,565
TOTAL JUST VALUE	176,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,387

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 11/17/2026 BY SYS