COMM SE COR OF SW1/4 OF SE1/4, R
W 375.11 FT FOR POB, RUN W 534 F
E 256.39 FT, S 68 DEG E 374.67 F

COLUMBIA COUNTY, FLORIDA
PO BOX 1529
LAKE CITY, FL 32056

2027

18-3S-17-05061-022

BUILDING CHARACTERISTICS

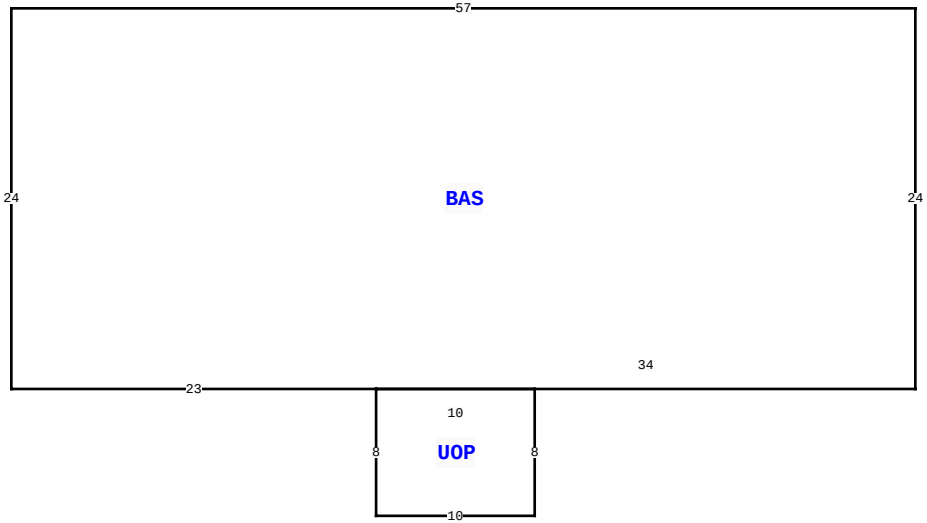
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	8600	COUNTY IMP
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	18317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	12,400
UOP	80	25		20	181
TOTALS	1,448			1,388	12,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,388	75.5325	45.32	62,904	1991	1991	0	0	20	60.00	20.00

1 MOBILE HME 0% - 2023 Heated Area: 1368 HX Base Yr



167 NW MCCALL TER, LAKE CITY

BLD DATE		LGL DATE	
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		12,581
TOTAL MARKET OB/XF VALUE		7,150
TOTAL LAND VALUE - MARKET		7,331
TOTAL MARKET VALUE		27,062
SOH/AGL Deduction		0
ASSESSED VALUE		27,062
TOTAL EXEMPTION VALUE	03	27,062
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		27,062

XFOB:1:1: HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2493	8/19/2022	WD	U	I	18	20,000
GRANTOR: GONZALES GEORGE						
GRANTEE: COLUMBIA COUNTY, FL						
1452/414	9/24/2021	PR	U	I	19	100
GRANTOR: ROBINSON CYNTHIA DIAN						
GRANTEE: GONZALES GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S24 E23 UOP= S8 E10 N8 W10$ E34 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,150

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	0		ILW	0.00	0.00	1.15	AC		1.00	1.00	0.85	7,500.00	6,375.00	7,331							

REVIEW DATE 08/18/2015 BY DF Total Acres: 1.15 Total Land Value: 7,331 Market: 0 Agricultural: 0 Common: 7,331 PRINTED 11/16/2026 BY SYS