COMM NW COR, RUN E 126.58 FT FT
RUN N 76.22 FT, E 124.80 FT, S 1
TO C/L THOMAS RD, SW 125 FT, N 8

ROGERS SHIRLEY J
319 NW GERSON LN
LAKE CITY, FL 32055

2026

20-3S-17-05217-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

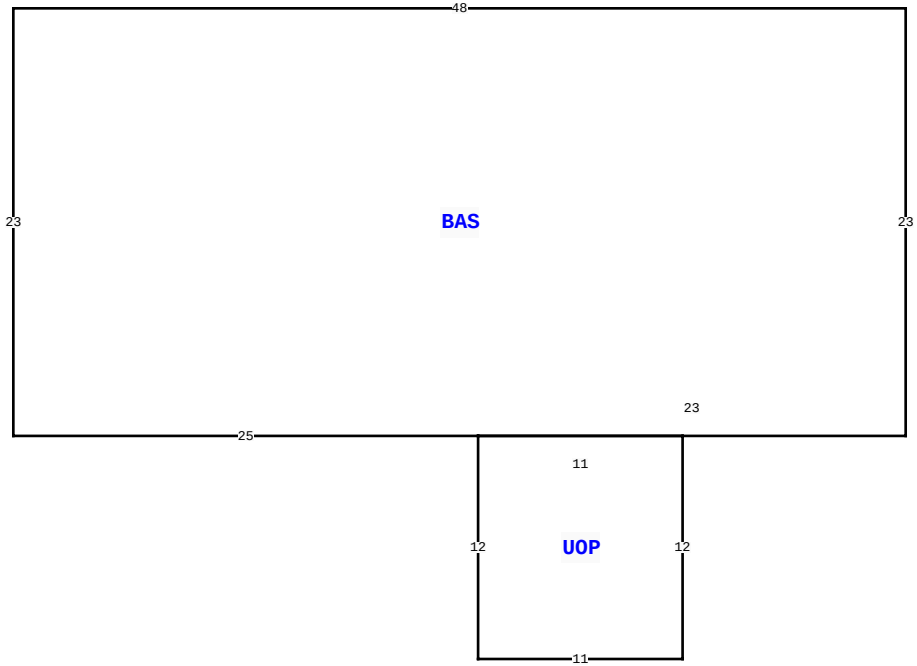
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	19,439
UOP	132	25		33	581
TOTALS	1,236			1,137	20,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,137	73.3720	44.02	50,051	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1104 HX Base Yr



305 NW GERSON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	20,020
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	9,729
TOTAL MARKET VALUE	37,049
SOH/AGL Deduction	0
ASSESSED VALUE	37,049
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,049
TOTAL JUST VALUE	37,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/0524	2/21/2008	WD	Q	V	03	2,500

GRANTOR: ELIZABETH H THOMAS
GRANTEE: SHIRLEY ROGERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E25 UOP= S12 E11 N12 W11$ E23 N23$.

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	11	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0102	C	SFR/MH	0		00	0.00	0.00	0.77	AC		1.00	1.00	1.33	9,500.00	12,635.00	9,729							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.77 Total Land Value: 9,729 Market: 0 Agricultural: 0 Common: 9,729 PRINTED 01/09/2026 BY SYS