W 140 FT OF LOT 7 SHADY ACRES
S/D.
ORB 468-310, 655-413, 803-1200

GAYHEART DENNIS J/GAYHEART MARY E
464 SW PRECISION LOOP
LAKE CITY, FL 32024

2027

27-4S-16-03216-026

BUILDING CHARACTERISTICS

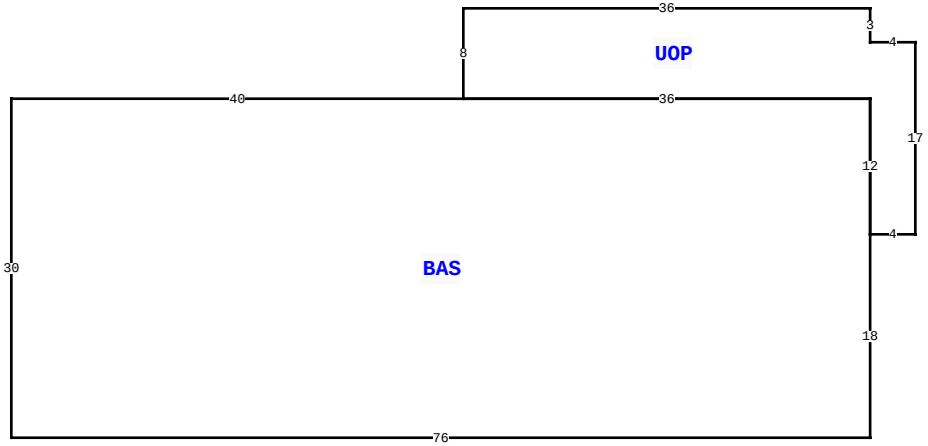
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	137,501
UOP	356	25		89	5,367
TOTALS	2,636			2,369	142,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,369	117.9000	109.65	259,761	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 2280 HX Base Yr 2017



464 SW PRECISION LOOP, LAKE CITY

BLD DATE		LGL DATE	04/08/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	14.00	14.00	100	2007	2007	3	100	2,016	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	142,869
TOTAL MARKET OB/XF VALUE	10,216
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	166,085
SOH/AGL Deduction	85,284
ASSESSED VALUE	80,801
TOTAL EXEMPTION VALUE	HX HB SX 80,801
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	166,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24639	M H	348	06/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/0570	10/20/2016	WD	Q	I	01	72,000
GRANTOR: PAUL & DONNA KOVARI						
GRANTEE: DENNIS J & MARY E G						
1108/0664	1/18/2007	WD	Q	I		119,900
GRANTOR: JOHN A JONES						
GRANTEE: PAUL & DONNA KOVARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S30 E76 N18 UOP= E4 N17 W4 N3 W36 S8 E36 S12$ N12 W36$.

LAND DESCRIPTION

TOTAL OB/XF 10,216

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	100		A-1	168.00	140.00	0.50	LT		1.00	1.00	1.00	26,000.00	26,000.00	13,000							

REVIEW DATE 07/16/2019 BY KR Total Acres: 0.54 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS