THE S 240 FT OF THE W 100 FT OF SR-100-A.

MCKELLUM LESTER/MCKELLUM MARY M
480 NW GIBSON LN
LAKE CITY, FL 32055

2027

29-3S-17-05827-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,115
TOTAL MARKET VALUE	5,115
SOH/AGL Deduction	0
ASSESSED VALUE	5,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,115
TOTAL JUST VALUE	5,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1863	6/29/2026	LE	U	V	14	100
GRANTOR: MCKELLUM LESTER						
GRANTEE: MCKELLUM LESTER (EN						
1542/466	6/05/2025	QC	U	I	11	100
GRANTOR: BURKE MONIQUE M						
GRANTEE: MCKELLUM LESTER						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0			0.00	0.00	0.55	AC		1.00	1.00	1.00	9,300.00	9,300.00	5,115							

REVIEW DATE 08/30/2011 BY DF Total Acres: 0.55 Total Land Value: 5,115 Market: 0 Agricultural: 0 Common: 5,115 PRINTED 11/17/2026 BY SYS