COMM SW COR OF NW1/4 OF SW1/4, R
TO SW R/W SR-47, NE ALONG R/W 31
FT FOR POB, CONT E 911.88 FT, S

SMITH SHERRIE ANN ROYALS
194 SW GEMSTONE GLN
LAKE CITY, FL 32024

2027

30-4S-17-08900-000

BUILDING CHARACTERISTICS

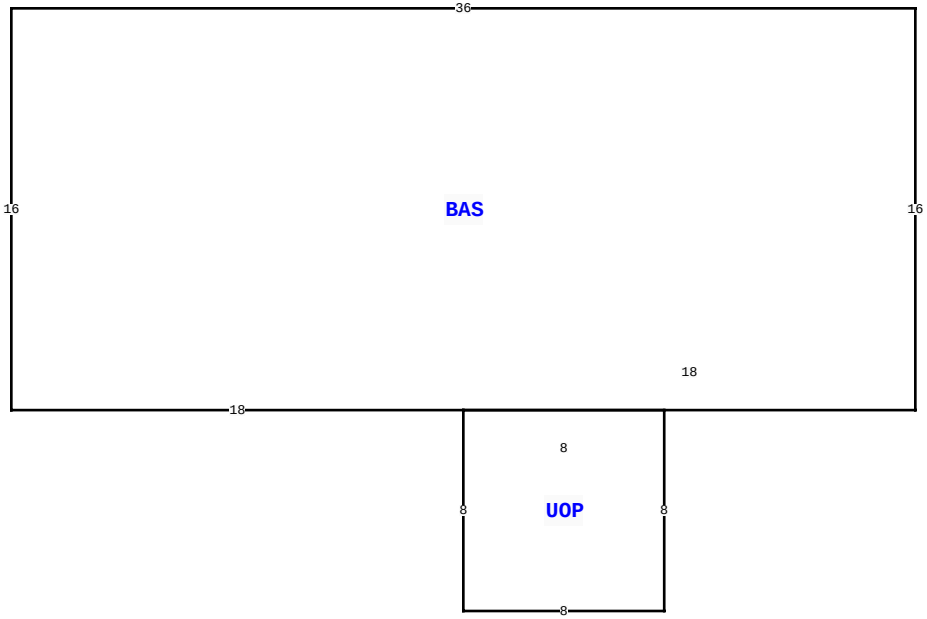
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	9,995
UOP	64	20		13	226
TOTALS	640			589	10,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	589	39.4320	43.38	25,551	1978	1978	0	0	25	35.00	40.00

1 SINGLE FAM 100% - 2018 Heated Area: 576 HX Base Yr 2018



110 SW GEMSTONE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0255	MBL HOME S	0	100	12	40	480.00	UT	1.00	1.00	100	1994	1994	3	100	480	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	86	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		22,109
TOTAL MARKET OB/XF VALUE		3,730
TOTAL LAND VALUE - MARKET		42,840
TOTAL MARKET VALUE		68,679
SOH/AGL Deduction		13,093
ASSESSED VALUE		55,586
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		30,586
TOTAL JUST VALUE		68,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6977	M H	60	03/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/1259	2/23/2022	WD	U	I	11	100
GRANTOR: WILLEY WILLIAM C						
GRANTEE: ROYALS SHERRIE ANN						
1452/2605	11/19/2021	QC	U	I	11	100
GRANTOR: STALVEY CHERYL DIANE						
GRANTEE: ROYALS SHEERIE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S16 E18 E18 N16 $
UOP=[ORIG=-18,16] S8 E8 N8 W8 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,730

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	86		A-1	0.00	0.00	3.76	AC		1.00	1.00	1.00	9,000.00	9,000.00	33,840							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 07/06/2017 BY DF Total Acres: 4.76 Total Land Value: 42,840 Market: 0 Agricultural: 0 Common: 42,840 PRINTED 11/16/2026 BY SYS

COMM SW COR OF NW1/4 OF SW1/4, R
TO SW R/W SR-47, NE ALONG R/W 31
FT FOR POB, CONT E 911.88 FT, S

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BUILDING CHARACTERISTICS

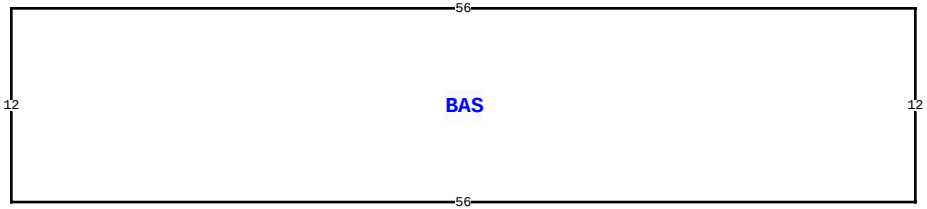
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	11,889
TOTALS	672			672	11,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	73.7100	44.23	29,723	1976	1976	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2018 Heated Area: 672 HX Base Yr 2018



110 SW GEMSTONE GLN, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTOR: STALVEY CHERYL DIANE						
GRANTEE: ROYALS SHEERIE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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

REVIEW DATE 07/06/2017 BY DF Total Acres: 4.76 Total Land Value: 42,840 Market: 0 Agricultural: 0 Common: 42,840 PRINTED 11/16/2026 BY SYS