LOT 19 & 15 FT OFF W SIDE OF LOT
1 GWEN LAKE ESTATES S/D.

SANDERSON DAVID C/SANDERSON JESSICA J
156 NW GAELIC CT
LAKE CITY, FL 32055

2027

31-3S-17-05984-000

BUILDING CHARACTERISTICS

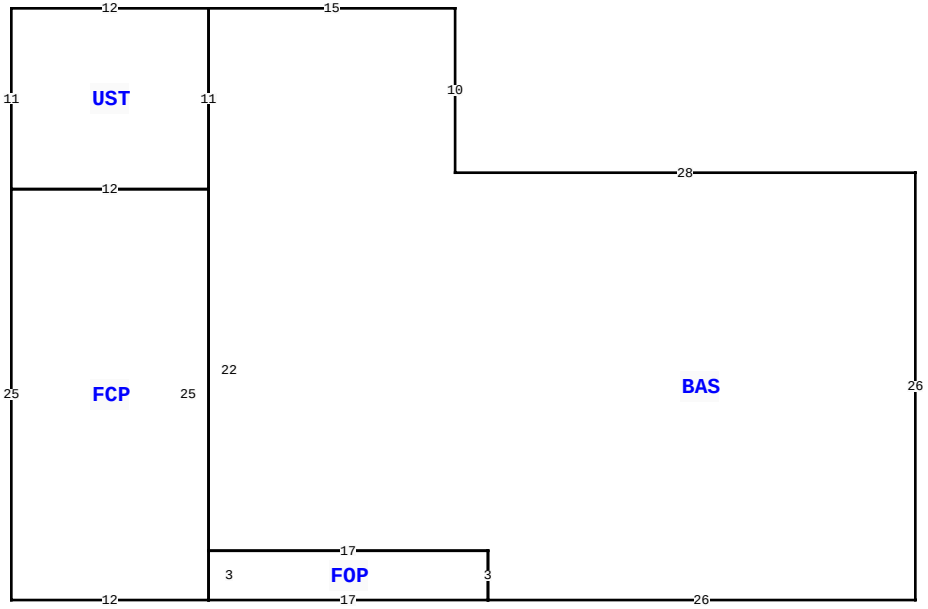
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,217	100		1,217	93,977
FCP	300	25		75	5,792
FOP	51	30		15	1,158
UST	132	45		59	4,556
TOTALS	1,700			1,366	105,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,366	108.0000	118.80	162,281	1952	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1217 HX Base Yr



957 NW EADIE ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	0	0	500.00	UT	2.00	2.00	100	1993	1993	3	100	1,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	105,483
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	18,503
TOTAL MARKET VALUE	125,286
SOH/AGL Deduction	0
ASSESSED VALUE	125,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,286
TOTAL JUST VALUE	125,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/0554	4/17/2003	WD	Q	I		65,000
GRANTOR: LINDA RAYBURN ROMAN						
GRANTEE: DAVID C & JESSICA J						
0981/0553	4/17/2003	WD	Q	I	03	100
GRANTOR: BURNELL BAILEY, ELIZA						
GRANTEE: DAVID C & JESSICA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N10 W15 UST= W12 S11 E12 N11$ S11 FCP= W12 S25E12 N25$ S22 FOP= S3 E17 N3 W17$ E17 S3 E26 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	0100	C	SFR	0		*RSF-2	200.00	140.00	14,802.26	SF		1.00	1.00	1.00	1.25	1.25	18,503							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.34 Total Land Value: 18,503 Market: 0 Agricultural: 0 Common: 18,503 PRINTED 11/17/2026 BY SYS