SE1/4 OF SW1/4, EX RD R/W FOR BI
RD DESC ORB 946-1560 & EX THAT P
WITHIN R/W OF GABRIEL RD ALONG S

SALT BIRLEY LLC
7450 GRIFFEN RD STE 150
DAVIE, FL 33314

2027

32-3S-16-02427-002

BUILDING CHARACTERISTICS

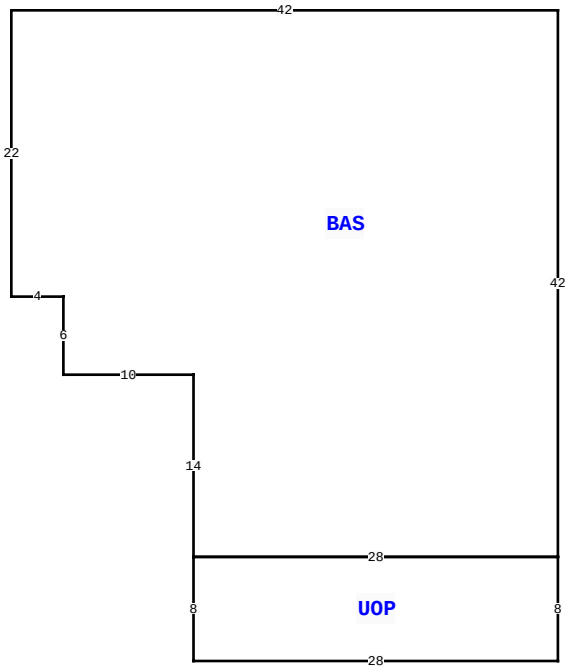
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100		1,544	128,370
UOP	224	20		45	3,741
TOTALS	1,768			1,589	132,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,589	116.2800	127.91	203,249	1935	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1544 HX Base Yr



251 SW GABRIEL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0020	BARN,FR	0	0	0	0	1.00	UT	2,000.00	2,000.00	25	1993	1993	3	25	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	312	
3	0040	BARN,POLE	0	0	24	60	1.00	UT	432.00	432.00	50	2006	2006	3	50	216	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
8	0210	GARAGE U	0	0	0	0	1.00	UT	9,189.00	9,189.00	75	1995	1995	3	75	6,892	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,112
TOTAL MARKET OB/XF VALUE	9,620
TOTAL LAND VALUE - MARKET	354,060
TOTAL MARKET VALUE	193,458
SOH/AGL Deduction	0
ASSESSED VALUE	193,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,458
TOTAL JUST VALUE	495,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1196/1504	6/10/2010	QC	U	I	11	100
GRANTOR: J LIONEL LUCIEN,JOSEP						
GRANTEE: SALT BIRLEY LLC						
1076/1477	2/28/2006	WD	Q	I		756,000
GRANTOR: JOSEPH & CHARLOTTE WO						
GRANTEE: J LIONEL LUCIEN,JOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S22 E4 S6 E10 S14 UOP= S8 E28 N8 W28$ E28 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 9,620

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	0.00	0.00	4.00	AC		1.00	1.00	1.50	6,000.00	9,000.00	36,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	35.34	AC		1.00	1.00	1.00	445.00	445.00	15,726							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	35.34	AC		1.00	1.00	1.50	6,000.00	9,000.00	318,060							

REVIEW DATE 06/23/2023 BY KS Total Acres: 39.34 Total Land Value: 51,726 Market: 318,060 Agricultural: 15,726 Common: 36,000 PRINTED 11/17/2026 BY SYS