(AKA PRCL F, HILLCREST UNR): COM
RUN E ALONG S LINE SEC, 930.91 F
RUN N 19 DG E 1242.75 FT, RUN S

SELLERS MICHAEL I/EVANS CHRISTINA L
258 SW GUTSY GLN
LAKE CITY, FL 32025-7934

2027

33-4S-17-08944-020

BUILDING CHARACTERISTICS

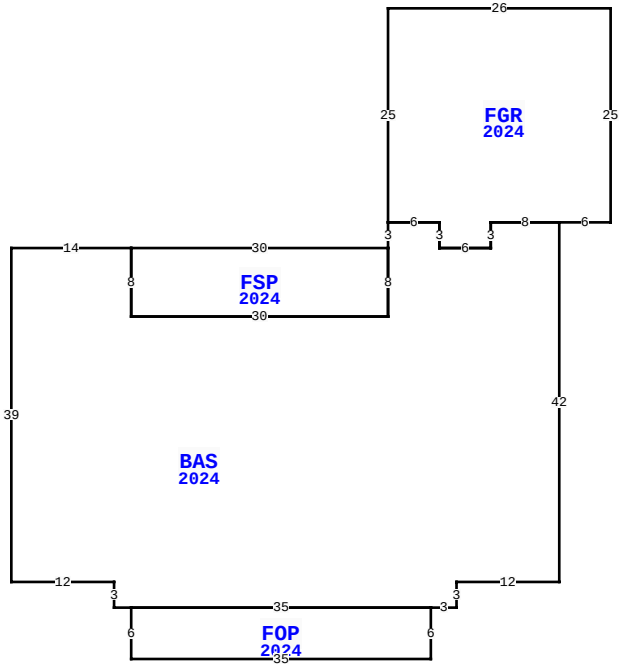
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,418	100	2024	2,418	302,650
FGR	668	55	2024	367	45,936
FOP	210	30	2024	63	7,885
FSP	240	40	2024	96	12,016
TOTALS	3,536			2,944	368,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,944	116.1090	127.72	376,008	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2418 HX Base Yr 2024



258 SW GUSTY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0280	POOL R/CON	0	100	28	12	336.00	UT	70.00	70.00	100	2024	2023		97	22,814	
5	0282	POOL ENCL	0	100	39	27	1,053.00	UT	15.00	15.00	100	2024	2023		85	13,426	
6	0166	CONC,PAVMT	0	100	0	0	717.00	UT	3.00	3.00	100	2024	2023		100	2,151	
7	0166	CONC,PAVMT	0	100	0	0	420.00	UT	3.00	3.00	100	2024	2023		100	1,260	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		368,488
TOTAL MARKET OB/XF VALUE		47,351
TOTAL LAND VALUE - MARKET		106,150
TOTAL MARKET VALUE		445,262
SOH/AGL Deduction		0
ASSESSED VALUE		445,262
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		388,851
TOTAL JUST VALUE		521,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046485	Screen Enclosure	19,000	02/08/2023
000045503	Swimming Pool and	69,000	09/20/2022
000044938	RV - Recreational		07/12/2022
000044500	New Residential C	400,000	06/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0556	12/27/2016	WD	Q	V	01	65,000
GRANTOR: ANDREW T & RACHEL VAN						
GRANTEE: MICHAEL I SELLERS &						
1172/1349	4/30/2009	WD	Q	V	01	90,500
GRANTOR: PETER W GIEBEIG JR &						
GRANTEE: ANDREW T & RACHEL V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S39 E12 S3 E2 E35 E3 N3 E12 N42 W8 S3 W6 N3 W6 S3 S8 W30 N8 W14 $
FGR=[YR=2024;ORIG=104,-18] S25 E6 S3 E6 N3 E8 E6 N25 W26 $
FSP=[YR=2024;ORIG=74,10] S8 E30 N8 W30 $
FOP=[YR=2024;ORIG=74,52] S6 E35 N6 W35 $
.

LAND DESCRIPTION

TOTAL OB/XF 47,351

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	100		A-1	0.00	0.00	2.45	AC		1.00	1.00	1.00	11,000.00	11,000.00	26,950							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.10	9,000.00	9,900.00	79,200							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.10	281.00	309.10	2,473							

REVIEW DATE 12/06/2023 BY HC Total Acres: 10.45 Total Land Value: 29,423 Market: 79,200 Agricultural: 2,473 Common: 26,950 PRINTED 11/17/2026 BY SYS