(AKA PART OF LOT 13 & PART OF LO
TRACT UNR).
COMM SW COR OF SE1/4 OF SE1/4, R

GIBSON ARNOLD L
171 SW TALL PINE CT
LAKE CITY, FL 32024

2024

24-4S-15-00384-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

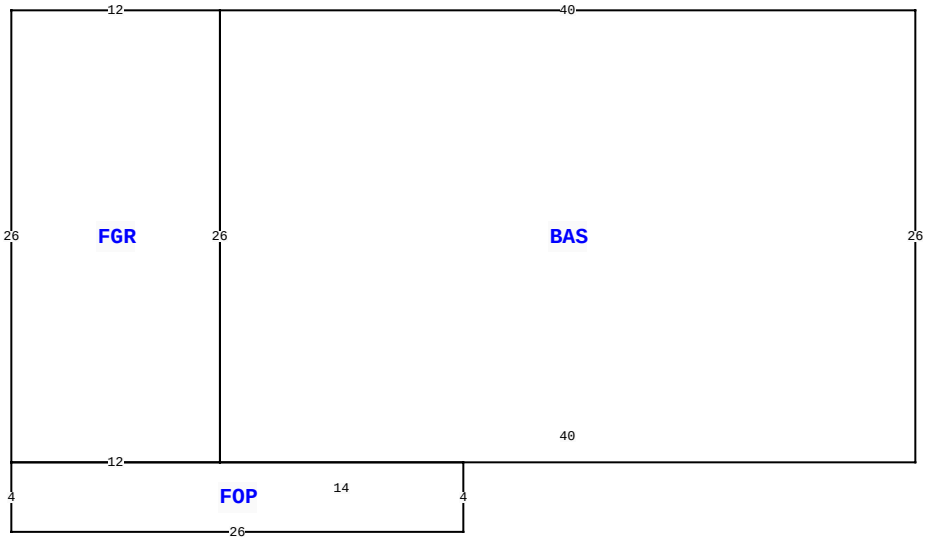
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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 02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	78,443
FGR	312	55	172	12,973
FOP	104	30	31	2,338
TOTALS	1,456		1,243	93,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,243	120.8700	116.04	144,238	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1040 HX Base Yr



171 SW TALL PINE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/25/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,755
TOTAL MARKET OB/XF VALUE		1,084
TOTAL LAND VALUE - MARKET		13,350
TOTAL MARKET VALUE		108,189
SOH/AGL Deduction		44,857
ASSESSED VALUE		63,332
TOTAL EXEMPTION VALUE	HX HB SX	63,332
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		108,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/1990	2/26/2016	LE	U	I	14	100
GRANTOR: ARNOLD LEE GIBSON (SI						
GRANTEE: JENNIFER NICOLE KUY						
0860/2106	6/18/1998	WD	Q	I		45,000
GRANTOR: GRIMES						
GRANTEE: GIBSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FGR= W12 S26 E12 N26$ S26 FOP= W12 S4 E26 N4 W14$ E40 N26$.

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	0080	DECKING	0	100	12	13	156.00	UT	2.00	2.00	100	1993	1993	3	100	312	
2	0070	CARPORT UF	0	100	16	21	336.00	UT	2.00	2.00	100	1993	1993	3	100	672	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,084

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	0.89	AC		1.00	1.00	1.00	15,000.00	15,000.00	13,350							

REVIEW DATE 06/23/2016 BY DF Total Acres: 0.89 Total Land Value: 13,350 Market: 0 Agricultural: 0 Common: 13,350 PRINTED 04/10/2024 BY SYS