

COMM SE COR OF SW1/4, RUN N
1985.97 FT, W 1324.32 FT, CONT
W 828.44 FT FOR POB, CONT W

ROBESON YOLANDA E
531 SW GALLANT LN
LAKE CITY, FL 32024

2025

12-4S-15-00350-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 06 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 12415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,254	100	2,254	222,142
FGR	552	55	304	29,961
FOP	192	30	58	5,716
FSP	380	40	152	14,980

TOTALS 3,378 2,768 272,799

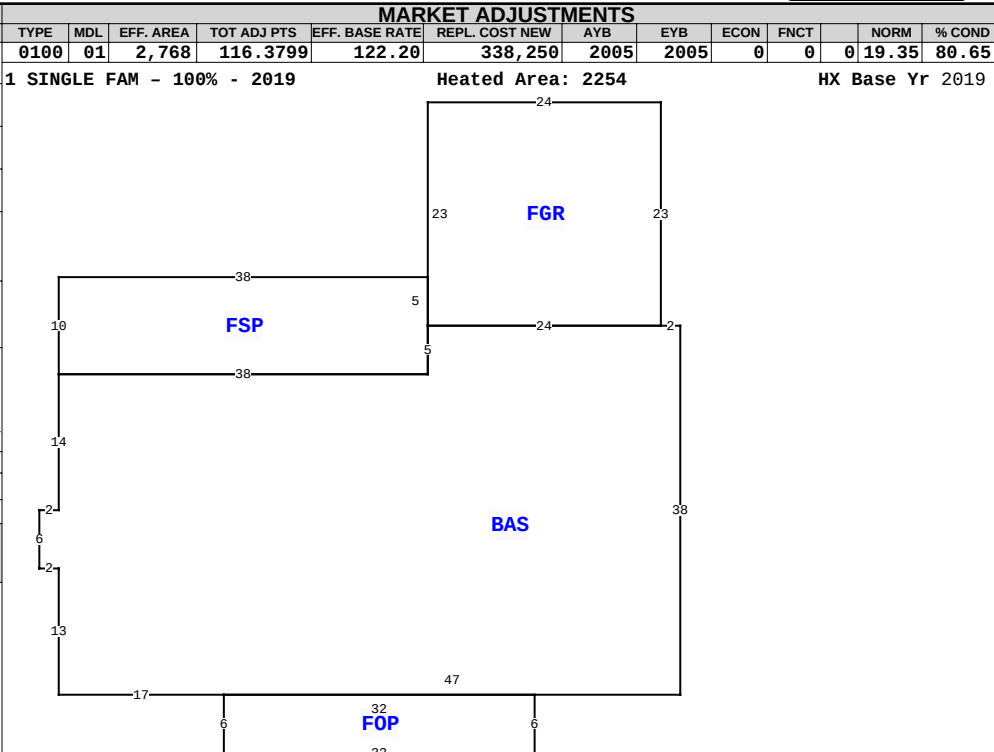
EXTRA FEATURES

L N	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	0 100	0	0	710.00	UT	2.50	2.50	100	2005	2005	3	100	1,775	
2	0269	RVP HOOKUP	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,150	
3	0031	BARN, MT AE	0 100	23	23	529.00	UT	9.00	9.00	100	2021	2020		100	4,761	
4	0252	LEAN-TO W/	0 100	12	32	276.00	UT	1.50	1.50	100	2021	2020		100	414	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.52	AC		1.00	1.00	1.00	15,000.00	15,000.00	37,800							

REVIEW DATE 02/06/2024 BY KS



531 SW GALLANT LN, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 8,100

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		272,799	
TOTAL MARKET OB/XF VALUE		8,100	
TOTAL LAND VALUE - MARKET		37,800	
TOTAL MARKET VALUE		318,699	
SOH/AGL Deduction		86,156	
ASSESSED VALUE		232,543	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		182,543	
TOTAL JUST VALUE		318,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		318,699	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040395	Storage Building	8,389	07/15/2021
40395	STORAGE	0	08/19/2020
22155	SFR	628	08/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1073	11/29/2018	WD	Q	I	01	245,000
GRANTOR: DANIEL C JR & MINDY G						
GRANTEE: YOLANDA E ROBESON						
0991/0068	7/22/2003	WD	Q	V	06	100
GRANTOR: BALDOMERO & JANICE GO						
GRANTEE: DANIEL C JR & MINDY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W2 FGR= N23 W24 S23 E24\$ W24 FSP= N5 W38 S10 E38 N5\$ S5 W38 S14 W2 S6 E2 S13 E17 FOP= S6 E32 N6 W32\$ E47 N38\$.	

Total Acres: 2.52 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 11/20/2024 BY SYS