S DIV LOTS 59 & 60 BLOCK K CANOV
475-425, 475-426, 765-689, LE 70

HUNTER TRAVIS CHANNING
7129 W SMOOTH BORE AVE
GLEN SAINT MARY, FL 32040

2026

00-00-00-13748-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

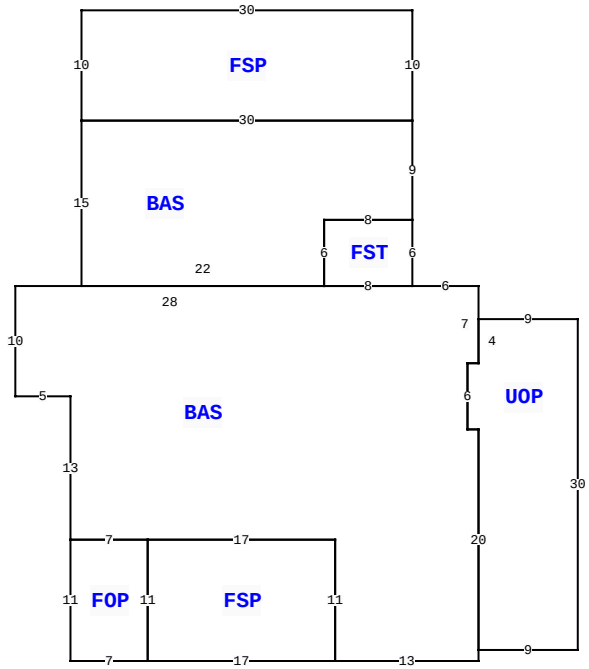
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	402	100		402	34,679
BAS	1,038	100		1,038	89,546
FOP	77	30		23	1,984
FSP	187	40		75	6,470
FSP	300	40		120	10,352
FST	48	55		26	2,243
UOP	276	20		55	4,745
TOTALS	2,328			1,739	150,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,739	118.5000	132.72	230,800	1930	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1440 HX Base Yr



493 SE CHURCH AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		150,020
TOTAL MARKET OB/XF VALUE		15,214
TOTAL LAND VALUE - MARKET		25,883
TOTAL MARKET VALUE		191,117
SOH/AGL Deduction		88,698
ASSESSED VALUE		102,419
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,697
TOTAL JUST VALUE		191,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1699	POOL	50	12/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/1302	8/30/2021	LE	U	I	14	100
GRANTOR: HUNTER AMANDA FAYE						
GRANTEE: HUNTER TRAVIS CHANN						
1446/1301	8/30/2021	WD	U	I	11	100
GRANTOR: W.L. HUNTER INSURANCE						
GRANTEE: HUNTER AMANDA FAYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FST= N6 W8 S6 E8 $ W8 BAS= N6 E8 N9 FSP= N10 W30 S10 E30$ W30 S15 E22$ W28 S10 E5 S13 FOP= S11E7 N11 W7$ E7 FSP= S11 E17 N11 W17$ E17 S11 E13 N1 UOP= E9 N30 W9 S4 W1 S6 E1 S20$ N20 W1 N6 E1 N7$.

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	0294	SHED WOOD/	0	100	13	16	1.00	UT	0.00	0.00	100	0	0	3	100	894	
2	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0280	POOL R/CON	0	100	10	26	260.00	UT	70.00	70.00	100	2000	2000	3	40	7,280	
4	0282	POOL ENCL	0	100	24	35	840.00	UT	15.00	15.00	100	2000	2000	3	40	5,040	
5	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 15,214

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		*RO	0.00	0.00	5,580.00	SF		1.00	1.00	0.85	2.50	2.13	11,858							
2	0000	C	VAC RES	100		00	0.00	0.00	6,600.00	SF		1.00	1.00	0.85	2.50	2.13	14,025							

REVIEW DATE 11/10/2016 BY DF Total Acres: 0.28 Total Land Value: 25,883 Market: 0 Agricultural: 0 Common: 25,883 PRINTED 10/02/2025 BY SYS