LOT 15 THE HUNT PLACE S/D.
525-125, 777-59, LE 1317-87,
LE 1393-15,

SEALEY YVONNE V
248 MARVIN HUNT WAY
LAKE CITY, FL 32024

2026

08-5S-16-03490-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

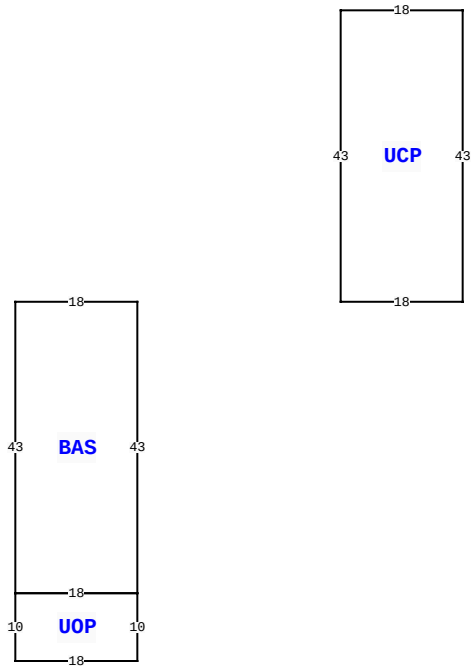
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	774	100		774	38,925
UCP	774	20		155	7,795
UOP	180	20		36	1,810
TOTALS	1,728			965	48,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	965	69.0768	77.37	74,662	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 774 HX Base Yr 1998



248 SW MARVIN HUNT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,530
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		55,100
TOTAL MARKET VALUE		105,930
SOH/AGL Deduction		47,446
ASSESSED VALUE		58,484
TOTAL EXEMPTION VALUE	HX HB	33,484
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/0015	8/13/2019	LE	U	I	14	100
GRANTOR: YVONNE V SEALEY (ENH						
GRANTEE: CHARLENE V ZEIGLER						
1317/0087	6/06/2016	LE	U	I	14	100
GRANTOR: YVONNE V SEALEY (ENH						
GRANTEE: MARRE JAMIE SEALY (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S43 UOP= S10 E18 N10 W18$ E18 N43$ PTR=E30 UCP= E18 N43 W18 S43$ W30$.

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	0	0	2.00	UT	900.00	900.00	100	0	0	3	100	1,800	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	5.51	AC		1.00	1.00	1.00	10,000.00	10,000.00	55,100							

REVIEW DATE 08/26/2019 BY BC Total Acres: 5.51 Total Land Value: 55,100 Market: 0 Agricultural: 0 Common: 55,100 PRINTED 11/18/2025 BY SYS