LOT 16 THE HUNT PLACE S/D.
449-523, DC 1136-2728, LE 1499-2

BROWN BRENDA G
269 SW MARVIN HUNT WAY
LAKE CITY, FL 32024

2026

08-5S-16-03490-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

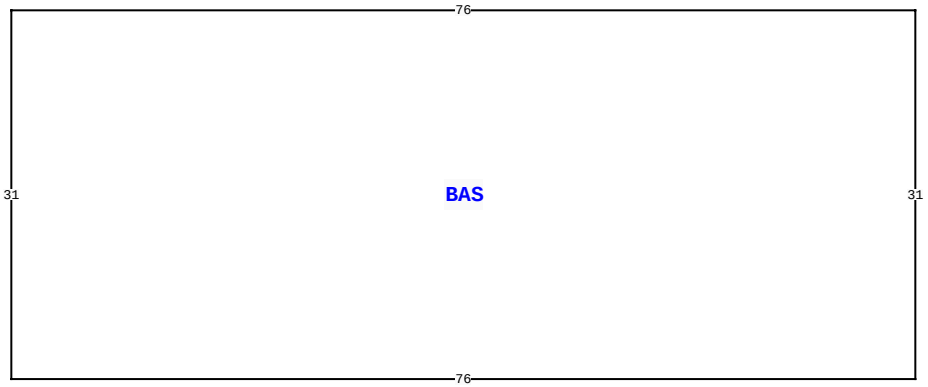
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,356	100		2,356	138,741
TOTALS	2,356			2,356	138,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	107.07	252,257	2000	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 2356 HX Base Yr



269 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		138,741
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		51,700
TOTAL MARKET VALUE		199,941
SOH/AGL Deduction		103,985
ASSESSED VALUE		95,956
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		40,234
TOTAL JUST VALUE		199,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041924	Roof Replacement	14,137	05/17/2021
15771	M H	125	07/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/201	9/14/2023	LE	U	I	14	100
GRANTOR: BROWN BRENDA G (ENH L						
GRANTEE: BROWN BRENDA G REVO						
0449/0523	5/01/1980	03	Q	V		8,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.17	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,700							

REVIEW DATE 06/21/2021 BY JS Total Acres: 5.17 Total Land Value: 51,700 Market: 0 Agricultural: 0 Common: 51,700 PRINTED 11/18/2025 BY SYS