LOT 19 THE HUNT PLACE S/D.
800-1840, 1111-2742, WD 1112-256

PEARCE KATHY G
275 SW SEVILLE PL
LAKE CITY, FL 32024

2026

08-5S-16-03490-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

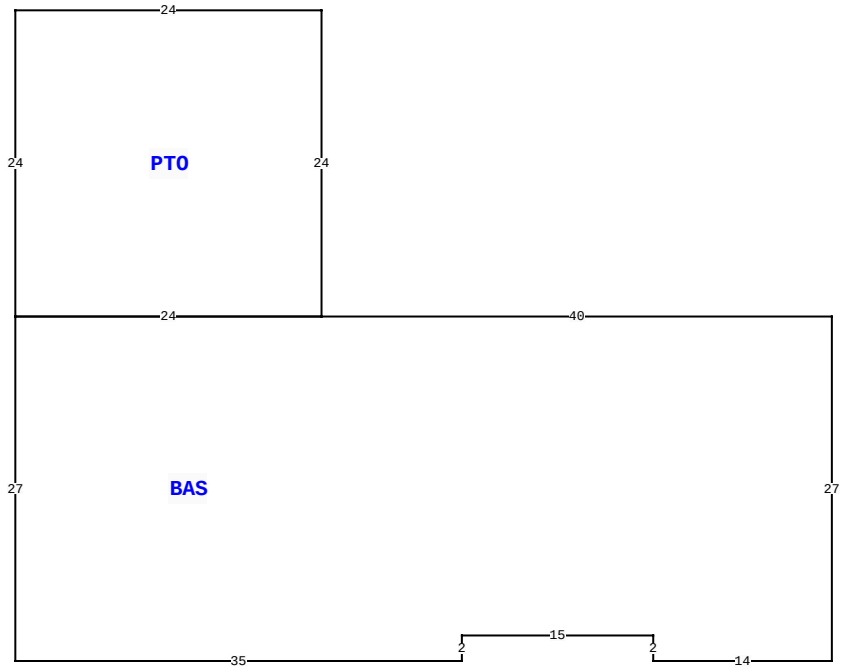
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,698	100		1,698	47,191
PTO	576	5		29	806
TOTALS	2,274			1,727	47,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,727	115.8000	69.48	119,992	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1698 HX Base Yr 2019



348 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		47,997
TOTAL MARKET OB/XF VALUE		16,100
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		114,197
SOH/AGL Deduction		45,522
ASSESSED VALUE		68,675
TOTAL EXEMPTION VALUE	HX HB	38,916
BASE TAXABLE VALUE		29,759
TOTAL JUST VALUE		114,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35940	M H	788	10/31/2017
8377	M H	125	05/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/988	8/15/2022	LE	U	I	14	100
GRANTOR: SMITH KATHY PEARCE						
GRANTEE: SMITH KATHY PEARCE						
0800/1840	1/20/1995	WD	Q	I	02	0
GRANTOR: THOMAS ROBERT & THEOD						
GRANTEE: THOMAS ROBERT & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 PTO= N24 W24 S24 E24$ W24 S27 E35 N2 E15 S2 E14 N27$.

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	1994	1994	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 16,100

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	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							

REVIEW DATE 08/26/2019 BY BC Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/18/2025 BY SYS