LOT 27 THE HUNT PLACE S/D.
451-722, 599-97, 817-1415, 842-1

KENNEDY CARLINE P
425 SW SEVILLE PL
LAKE CITY, FL 32024

2026

08-5S-16-03490-027

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		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

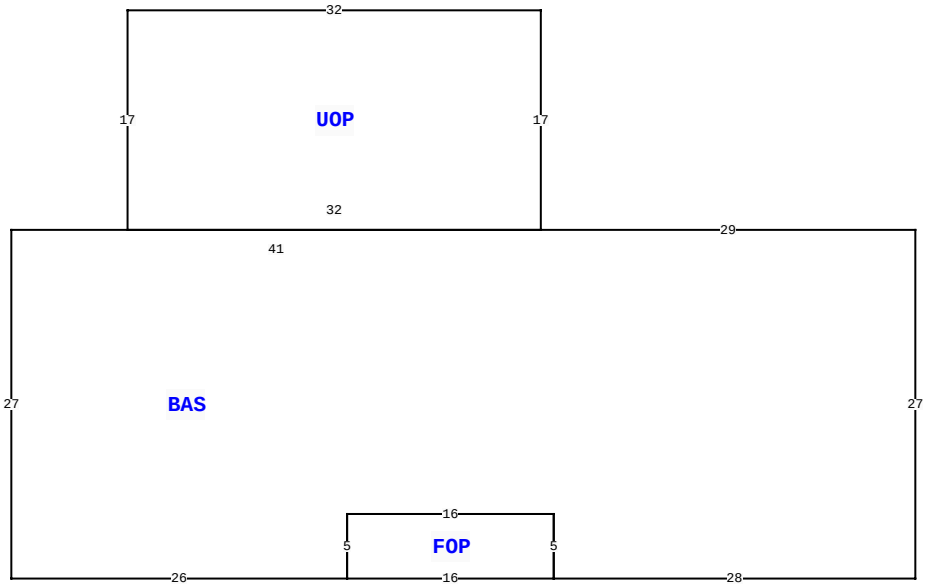
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 8516.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100		1,810	106,588
FOP	80	35		28	1,649
UOP	544	25		136	8,009
TOTALS	2,434			1,974	116,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,974	113.9000	107.07	211,356	1998	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 1998 Heated Area: 1810 HX Base Yr 1998



425 SW SEVILLE PL, 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		116,246
TOTAL MARKET OB/XF VALUE		17,620
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		183,966
SOH/AGL Deduction		93,529
ASSESSED VALUE		90,437
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		34,715
TOTAL JUST VALUE		183,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12832	M H	125	07/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/102	3/14/2023	QC	U	I	11	100
GRANTOR: KENNEDY CLAUDE						
GRANTEE: KENNEDY CLAUDE						
0842/1660	7/18/1997	WD	Q	V		20,000
GRANTOR: CANNON						
GRANTEE: KENNEDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UOP= N17 W32 S17 E32$ W41 S27 E26 FOP= E16 N5W16 S5$ N5 E16 S5 E28 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	8	10	80.00	UT	7.50	7.50	100	1997	1997	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0020	BARN,FR	0	100	18	30	540.00	UT	12.00	12.00	100	2014	2014	3	100	6,480	
5	0070	CARPORT UF	0	100	12	30	360.00	UT	5.00	5.00	100	2014	2014	3	100	1,800	
6	0252	LEAN-TO W/	0	100	12	30	360.00	UT	1.50	1.50	100	2014	2014	3	100	540	

LAND DESCRIPTION

TOTAL OB/XF 17,620

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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 08/26/2019 BY BC Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/20/2025 BY SYS