

LOT 32 THE HUNT PLACE S/D.
420-626, DC 1427-1670, LE 1427-1

4 GUYS INVESTMENTS LLC
6355 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

08-5S-16-03490-032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

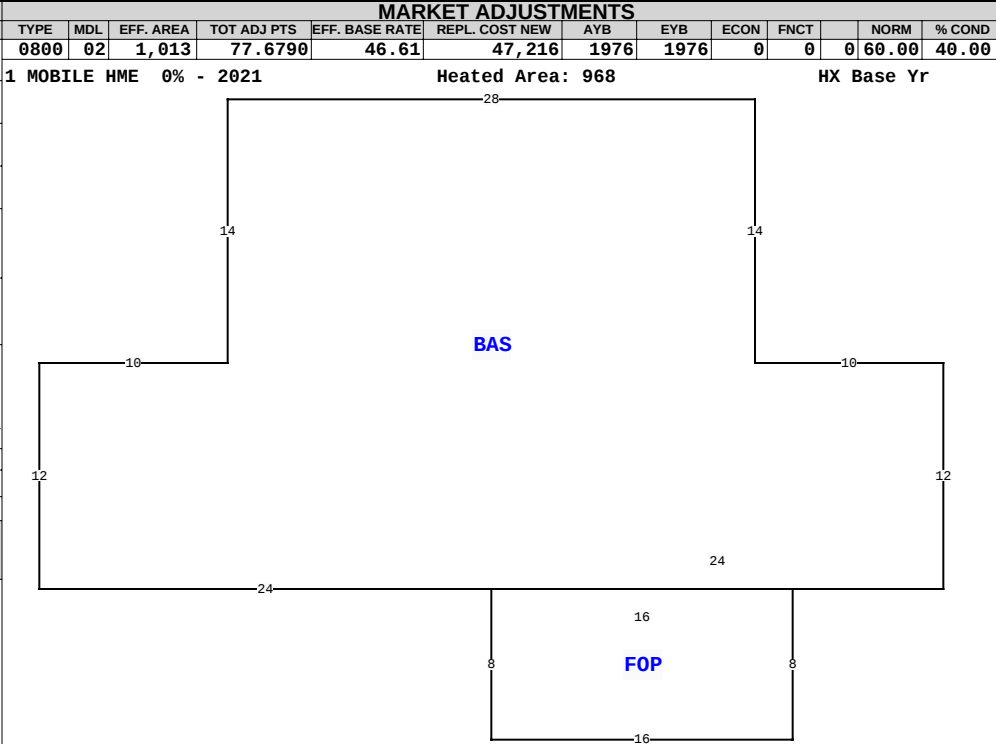
Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	8516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100		968	18,047
FOP	128	35		45	839

TOTALS	1,096			1,013	18,886
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
2	0070	CARPORT UF	0	0	12	20	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0296	SHED METAL	0	0	8	12	1.00	UT	0.00
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.02



530 SW SEVILLE PL, LAKE CITY

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

L N	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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0070	CARPORT UF	0	0	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	576	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

TOTAL OB/XF										15,976							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 3		
Tax Group: 3										Tax Dist:		
BUILDING MARKET VALUE										18,886		
TOTAL MARKET OB/XF VALUE										15,976		
TOTAL LAND VALUE - MARKET										50,200		
TOTAL MARKET VALUE										85,062		
SOH/AGL Deduction										7,865		
ASSESSED VALUE										77,197		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										77,197		
TOTAL JUST VALUE										85,062		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										85,062		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1543/1677	6/25/2025	WD	Q	I	01	90,000	
GRANTOR: COVERT MARGARET							
GRANTEE: 4 GUYS INVESTMENTS							
1427/1671	1/05/2020	LE	U	I	14	100	
GRANTOR: POWELL DAVID B							
GRANTEE: COVERT MARGARET							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W10 N14 W28 S14 W10 S12 E24 FOP= S8 E16 N8 W16S E24 N12S.									