BEG SW COR OF NW1/4 OF NE1/4
RUN N 505.29 FT, E 167.14 FT,
NE 288.58 FT, S 620 FT, W

LEE LARRY D/LEE JANET J
300 SW SUNUP GLEN
LAKE CITY, FL 32024-9201

2026

10-4S-16-02830-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

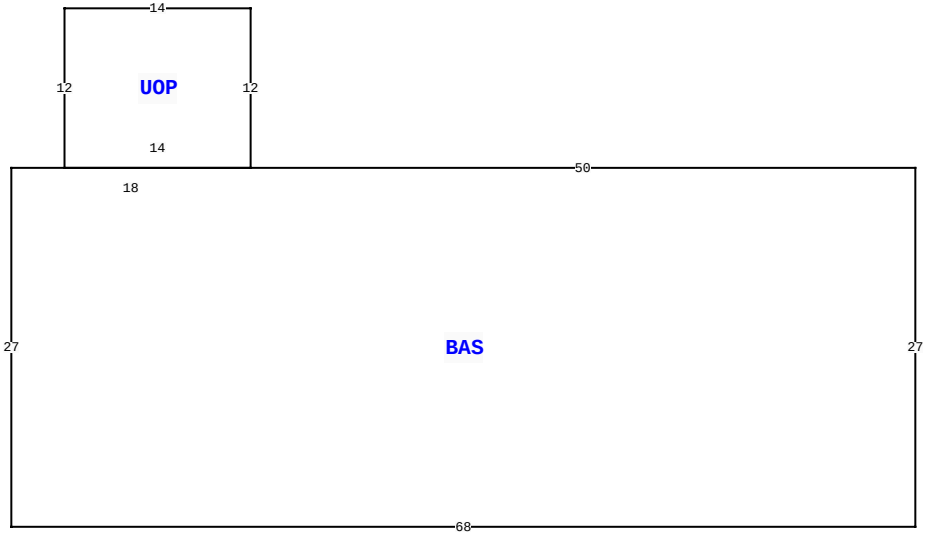
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	49,748
UOP	168	25		42	1,138
TOTALS	2,004			1,878	50,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,878	112.9000	67.74	127,216	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1836 HX Base Yr



300 SW SUNUP GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,886
TOTAL MARKET OB/XF VALUE		11,310
TOTAL LAND VALUE - MARKET		48,060
TOTAL MARKET VALUE		110,256
SOH/AGL Deduction		44,740
ASSESSED VALUE		65,516
TOTAL EXEMPTION VALUE	HX HB	40,516
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,256

XFOB:1:1: MERI MH
SALE:1:1: (FAMILY)
BLDG:1:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32521	MAINT/ALTR	45	12/08/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0757/0064	2/27/1992	WD	Q	V	03	2,500

GRANTOR: MARGARET JARVIS
GRANTEE: LARRY LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 UOP= N12 W14 S12 E14$ W18 S27 E68 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0294	SHED WOOD/	0	100	20	30	600.00	UT	7.50	7.50	50	1993	1993	3	50	2,250	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	12	30	360.00	UT	2.00	2.00	50	1993	1993	3	50	360	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,310

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.34	AC		1.00	1.00	1.00	9,000.00	9,000.00	48,060							

REVIEW DATE 01/18/2024 BY KS Total Acres: 5.34 Total Land Value: 48,060 Market: 0 Agricultural: 0 Common: 48,060 PRINTED 11/19/2025 BY SYS