

LOT 3 BLOCK E TROY PINE ADD.
309-520, 570-159, 630-232, 753-2

POWELL DAVID LEE
274 SW SUNSET WAY
LAKE CITY, FL 32024

2026

10-4S-16-02901-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	46,539
FCP	378	25		94	2,455
FOP	324	35		113	2,951
UOP	240	25		60	1,567
TOTALS	2,724			2,049	53,512

TOTALS		2,724			2,049	53,512				
EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W				
1	0190	FPLC PF	0	100	0	0				
2	0031	BARN, MT AE	0	100	0	0				
3	9945	Well/Sept	0	100	0	0				
4	0296	SHED METAL	0	100	0	0				
			</							

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	100	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,049	108.8100	65.29	133,779	1988	1988	0	0	0 60.00	40.00

6 MOBILE HME 100% - 2022

Heated Area: 1782

HX Base Yr 2022

27

13

20

12

20

12

66

12

14

27

53

12

14

27

BAS

FOP

FCP

UOP

274 SW SUNSET WAY, LAKE CITY											
BLD DATE			LGL DATE			04/21/2023			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		53,512	
TOTAL MARKET OB/XF VALUE		16,500	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		88,512	
SOH/AGL Deduction		23,086	
ASSESSED VALUE		65,426	
TOTAL EXEMPTION VALUE		HX HB 40,426	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		88,512	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8480	M H	125	06/10/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1550/546	9/23/2025	QC U	I	11		100	
GRANTOR: POWELL JASON C							
GRANTEE: POWELL DAVID L							
1397/2342	10/31/2019	WD U	I	30		100	
GRANTOR: JASON LEE POWELL & DA							
GRANTEE: J C POWELL & D L PO							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W66 S27 E13 UOP= S12 E20 N12 W20\$ E53 FOP= E12 FCP= E14 N27 W14 S27\$ N27 W12S27\$ N27\$.											