LOT 5 THE HIDEAWAY S/D.
786-112, 786-112, 863-038, 903-1

BROWN YUMILA/BROWN MACKENZIE
319 SE SECLUSION GLN
LAKE CITY, FL 32025

2026

10-4S-17-08305-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

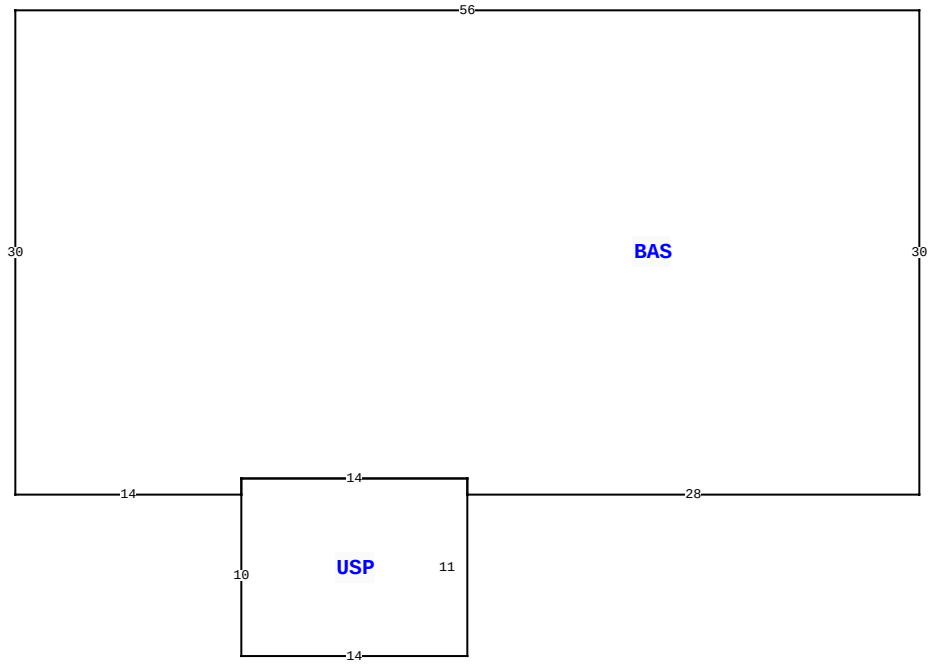
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	10417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100		1,666	108,811
USP	154	35		54	3,527
TOTALS	1,820			1,720	112,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,720	113.9000	107.07	184,160	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2024 Heated Area: 1666 HX Base Yr 2024



319 SE SECLUSION 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: 2	Tax Dist:	
BUILDING MARKET VALUE		112,338
TOTAL MARKET OB/XF VALUE		15,360
TOTAL LAND VALUE - MARKET		36,450
TOTAL MARKET VALUE		164,148
SOH/AGL Deduction		0
ASSESSED VALUE		164,148
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,426
TOTAL JUST VALUE		164,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27528	M H	375	12/18/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/370	1/31/2022	WD	Q	I	01	205,000
GRANTOR: HAYES CAROLYN JOANN						
GRANTEE: BROWN YUMILA						
1456/263	12/30/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: HAYES CAROLYN JOANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 E14 USP= S10 E14 N11 W14 S1$ N1 E14 S1 E28 N30$.

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	2004	2004	3	100	600	
2	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	2004	2004	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2012	2012	3	100	6,000	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	50	2009	2009	3	50	360	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION

TOTAL OB/XF 15,360

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		00	0.00	0.00	4.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,450							

REVIEW DATE 02/23/2022 BY CP Total Acres: 4.05 Total Land Value: 36,450 Market: 0 Agricultural: 0 Common: 36,450 PRINTED 11/18/2025 BY SYS