COMM SE COR OF SW1/4, W 868.69 F
W 868.70 FT, N 535.64 FT, E 868.
FT TO POB. (AKA PARCEL 5 SUNNY A

PAGE BONNIE S
352 SW SUNNY ACRES GLN
LAKE CITY, FL 32024

2026

10-5S-16-03525-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

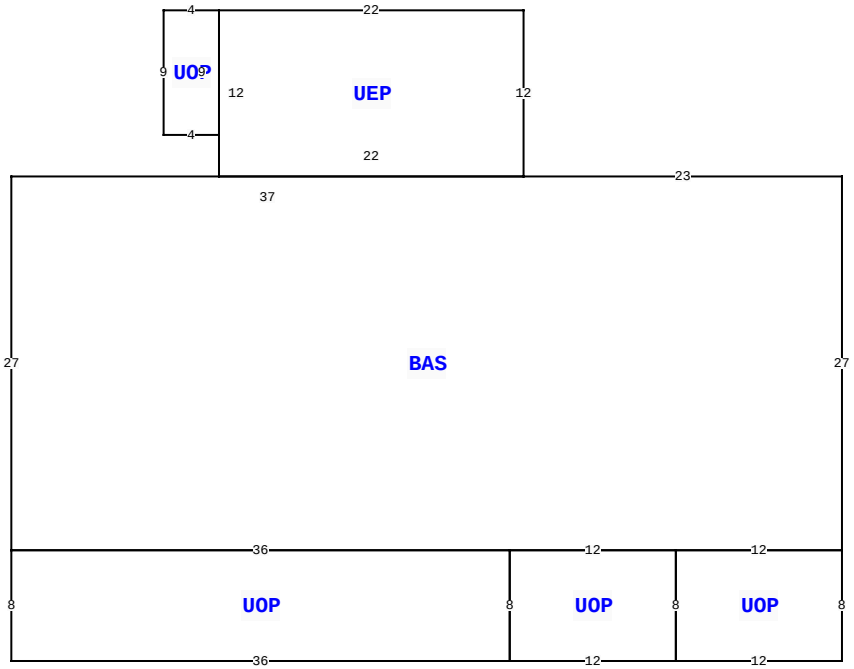
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,840
UEP	264	70		185	5,235
UOP	36	25		9	255
UOP	96	25		24	679
UOP	96	25		24	679
UOP	288	25		72	2,037
TOTALS	2,400			1,934	54,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,934	117.9000	70.74	136,811	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1620 HX Base Yr



298 SW SUNNY ACRES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,724
TOTAL MARKET OB/XF VALUE		17,368
TOTAL LAND VALUE - MARKET		62,480
TOTAL MARKET VALUE		85,175
SOH/AGL Deduction		43,038
ASSESSED VALUE		42,137
TOTAL EXEMPTION VALUE	HX HB WX SX	36,769
BASE TAXABLE VALUE		5,368
TOTAL JUST VALUE		134,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043273	Mobile Home		11/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0780/1469	9/30/1993	WD	Q	I	02	0
GRANTOR: BULLARD-DEAS						
GRANTEE: BONNIE COMBS						
0000/0000	1/04/1991	CD	U	V	13	30,000
GRANTOR: BULLARD-DEAS						
GRANTEE: BONNIE COMBS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UEP= N12 W22 UOP= W4 S9 E4 N9$ S12 E22$ W37 S27 UOP= S8 E36 N8 W36$ E36 UOP= S8 E12 N8 W12$ E12 UOP= S8 E12 N8 W12$ E12 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	0041	BARN,MACH	0	0	36	36	1,296.00	UT	8.00	8.00	100	2007	2007	3	100	10,368	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,368

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.68	AC		1.00	1.00	1.00	445.00	445.00	2,083							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.68	AC		1.00	1.00	1.00	11,000.00	11,000.00	51,480							

REVIEW DATE 01/06/2022 BY JB Total Acres: 5.68 Total Land Value: 13,083 Market: 51,480 Agricultural: 2,083 Common: 11,000 PRINTED 11/19/2025 BY SYS