COMM SE COR OF SW1/4, RUN W
406.63 FT FOR POB, CONT W
462.06 FT, N 535.64 FT TO C/L

LAUGHLIN PERRY M/LAUGHLIN LEANNA L
456 SW SUNNY ACRES GLN
LAKE CITY, FL 32024

2026

10-5S-16-03525-214

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

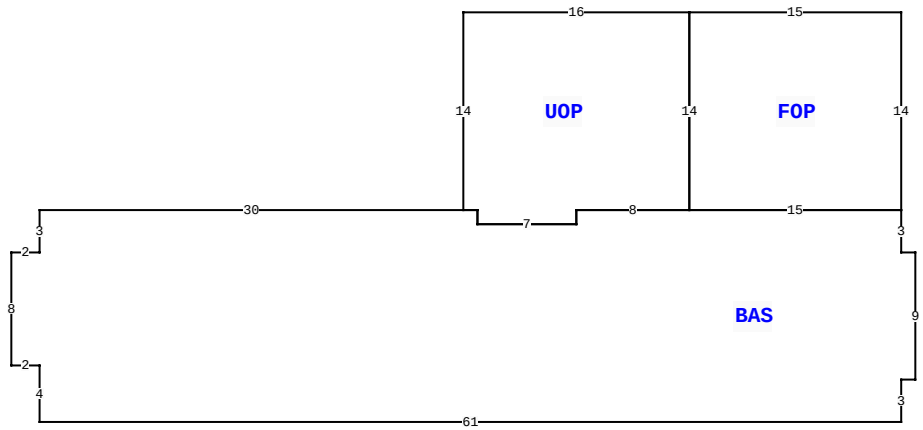
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	933	100		933	62,264
FOP	210	30		63	4,204
UOP	231	20		46	3,070
TOTALS	1,374			1,042	69,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,042	111.6000	102.67	106,982	2010	2010	0	0	0	35.00	65.00

1 MODULAR 1 100% - 2023 Heated Area: 933 HX Base Yr 2023



456 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		69,538
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		43,890
TOTAL MARKET VALUE		114,628
SOH/AGL Deduction		5,144
ASSESSED VALUE		109,484
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,762
TOTAL JUST VALUE		114,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,838

LAND:1:1: ONLY ACCESSIBLE BY EASEMENT

SALE:1:1: 5.70 AC--SALE TOO LOW FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27717	SFR	425	03/26/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1353/2243	2/15/2018	WD	U	I	35	59,000
GRANTOR: ROBIN BAKAJ						
GRANTEE: PERRY M & LEANNA L						
1334/2113	4/13/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ROBIN BAKAJ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S3 W2 S8 E2 S4 E61 N3 E1 N9 W1 N3 FOP= N14 W15 S14 E15$ W15 UOP= N14 W16 S14 E1 S1 E7 N1 E8$ W8 S1 W7 N1 W1$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0201	C	MOD HOME	100		A-1	0.00	0.00	5.70	AC		1.00	1.00	0.70	11,000.00	7,700.00	43,890							

REVIEW DATE 09/12/2019 BY BC Total Acres: 5.70 Total Land Value: 43,890 Market: 0 Agricultural: 0 Common: 43,890 PRINTED 11/18/2025 BY SYS