LOT 33 HI-DRI ACRES UNIT 2.

ORB 782-572, 824-967-969

HUNTER AVALYN/HUNTER TEDDY D
169 SW CONDOR PL
LAKE CITY, FL 32024

2025

15-5S-16-03626-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

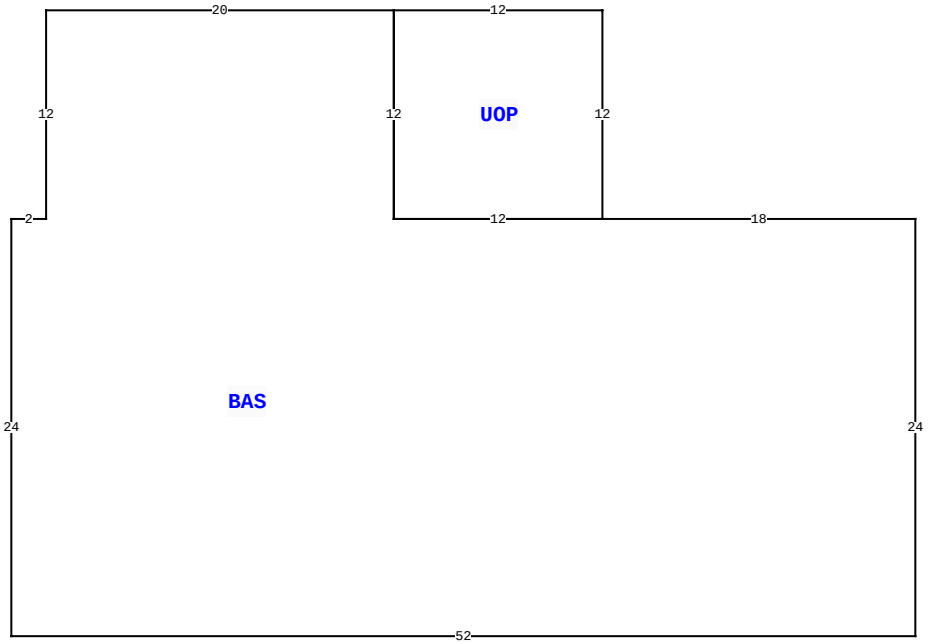
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	48,812
UOP	144	25		36	1,181
TOTALS	1,632			1,524	49,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,524	136.6800	82.01	124,983	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1488 HX Base Yr 1998



169 SW CONDOR PL, 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		49,993
TOTAL MARKET OB/XF VALUE		7,350
TOTAL LAND VALUE - MARKET		34,800
TOTAL MARKET VALUE		92,143
SOH/AGL Deduction		47,640
ASSESSED VALUE		44,503
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,503
TOTAL JUST VALUE		92,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,286

BLDG:1:1: EAGLE MH (RP'D-TEDDY/AVALYN HUNTER)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049726	Electrical Servic	0	05/03/2024
000042795	Roof Replacement	13,964	09/21/2021
31076	MAINT/ALTR	45	05/23/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0824/0969	6/18/1996	WD	U	I	32	47,500
GRANTOR: MARK & THERESA STEELE						
GRANTEE: AVALYN & TEDDY D HU						
0824/0967	5/30/1996	WD	Q	V	03	10,400
GRANTOR: EDWARD & MILDRED STEE						
GRANTEE: MARK & THERESA STEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N12 W12 S12 E12$ W12 N12 W20 S12 W2 S24 E52 N24$.

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	1996	1996	3	100	350	
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 7,350

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			0.00	0.00	2.32	AC		1.00	1.00	1.00	15,000.00	15,000.00	34,800							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 2.32 Total Land Value: 34,800 Market: 0 Agricultural: 0 Common: 34,800 PRINTED 08/11/2025 BY SYS