A STRIP 300 FT N & S OFF S END O
AS LIES E OF DOUBLE RUN ROAD.

KUHN RICKY W/KUHN CHARLOTTE
827 NW DOUBLE RUN RD
LAKE CITY, FL 32055

**2026**

**20-3S-17-05176-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 03 | 03 |

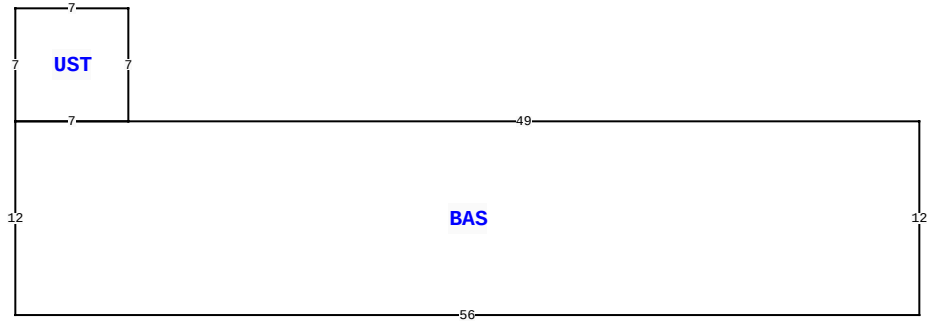
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 20317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | | 672 | 11,744 |
| UST | 49 | 45 | | 22 | 384 |
| TOTALS | 721 | | | 694 | 12,128 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 694 | 72.8100 | 43.69 | 30,321 | 1968 | 1968 | 0 | 0 | 0 | 60.00 | 40.00 |

4 MOBILE HME 100% - 2019 Heated Area: 672 HX Base Yr 2019




827 NE DOUBLE RUN RD, 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 | | 12,128 |
| TOTAL MARKET OB/XF VALUE | | 16,800 |
| TOTAL LAND VALUE - MARKET | | 27,300 |
| TOTAL MARKET VALUE | | 56,228 |
| SOH/AGL Deduction | | 19,243 |
| ASSESSED VALUE | | 36,985 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 11,985 |
| TOTAL JUST VALUE | | 56,228 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 56,228 |

PRMT:1:1: JOSEPH ESING

BLDG:2:1: REMBR MH:PARROTT'S LIVE HERE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33968 | M H | 325 | 04/15/2016 |
| 24898 | M H | 275 | 08/22/2006 |
| 15357 | M H | 125 | 04/07/1999 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1004/2512 | 1/20/2004 | LE | Q | I | 01 | 100 |
| GRANTOR: JULIAN J JR & CAROL B | | | | | | |
| GRANTEE: RICKY& SANDRA KUHN( | | | | | | |
| 0388/0002 | 8/01/1975 | WD | Q | I | | 5,330 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W49 UST= N7 W7 S7 E7$ W7 S12 E56 N12$.

### 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 20 | 40 | 1.00 | UT | 2,000.00 | 2,000.00 | 50 | 0 | 0 | 3 | 50 | 1,000 | |
| 5 | 9947 | Septic | 0 | 0 | 0 | 0 | 2.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 6,000 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 600 | |
| 7 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |
| 8 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |
| 9 | 0255 | MBL HOME S | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |
| 10 | 0255 | MBL HOME S | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |

### LAND DESCRIPTION

TOTAL OB/XF 16,800

| 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 | 3.20 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 20,800 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 6,500 | | | | | | | |

REVIEW DATE 03/12/2019 BY DF Total Acres: 4.20 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 11/20/2025 BY SYS