COMM NE COR OF SW1/4, RUN W 140.
DOUBLE RUN RD, SW ALONG R/W 754.
POB, RUN SW 100 FT, W 200 FT, NE

HINES KAYLA/HINES ASHLEY
2508 NW 36TH LN
GAINSVILLE, FL 32505

2025

20-3S-17-05331-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

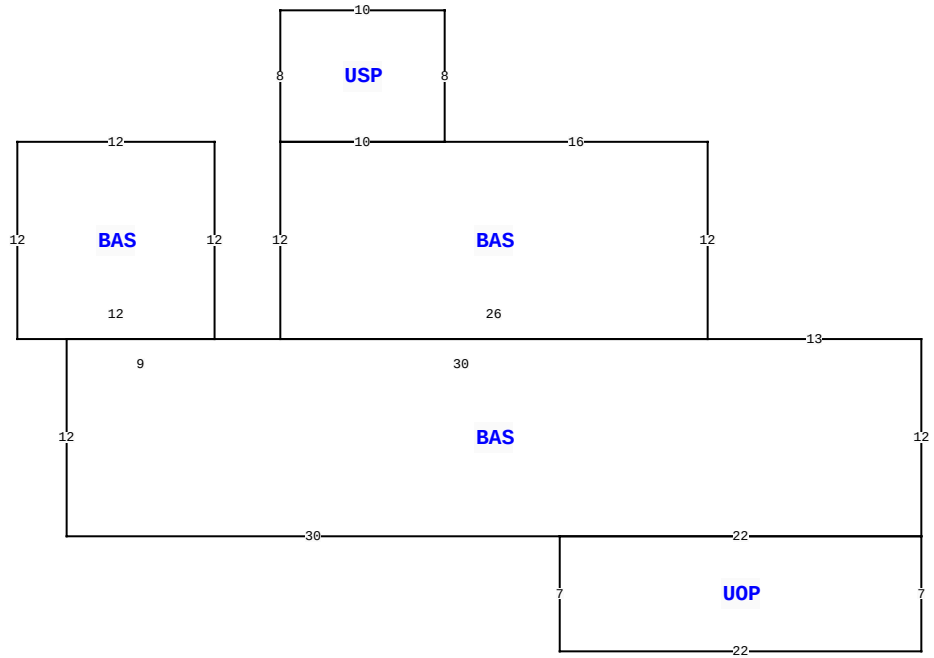
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	144	100		144	2,859
BAS	312	100		312	6,194
BAS	624	100		624	12,388
UOP	154	25		38	754
USP	80	35		28	556
TOTALS	1,314			1,146	22,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,146	82.7100	49.63	56,876	1965	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1080 HX Base Yr



356 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	22,750
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	10,018
TOTAL MARKET VALUE	40,568
SOH/AGL Deduction	898
ASSESSED VALUE	39,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,670
TOTAL JUST VALUE	40,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050814	Electrical Servic	0	09/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1476/19	9/06/2022	WD	U	I	11	100
GRANTOR: SMITH GLENFORD						
GRANTEE: HINES KAYLA						
1056/1889	8/22/2005	WD	Q	I		21,000
GRANTOR: MARGARET ADAMS ROBERT						
GRANTEE: GLENFORD & DELORES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N12 W16 USP= N8 W10 S8 E10$ W10 S12 E26$ W30 BAS= N12 W12 S12 E12$ W9 S12 E30 UOP= S7 E22 N7 W22$ E22 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	0	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	12	32	1.00	UT	0.00	0.00	100	0	0	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0102	C	SFR/MH	0		00	0.00	0.00	20,037.00	SF		1.00	1.00	1.00	0.50	0.50	10,018							

REVIEW DATE 10/14/2024 BY tommy Total Acres: 0.46 Total Land Value: 10,018 Market: 0 Agricultural: 0 Common: 10,018 PRINTED 08/20/2025 BY SYS