LOT 6 HUCKLEBERRY HILL S/D.
365-801, DC 1455-2347, DC 1545-2

BROWN A J JR
23 CORWIN CR
HAMPTON, VA 23666

2026

25-4S-17-08739-006

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	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

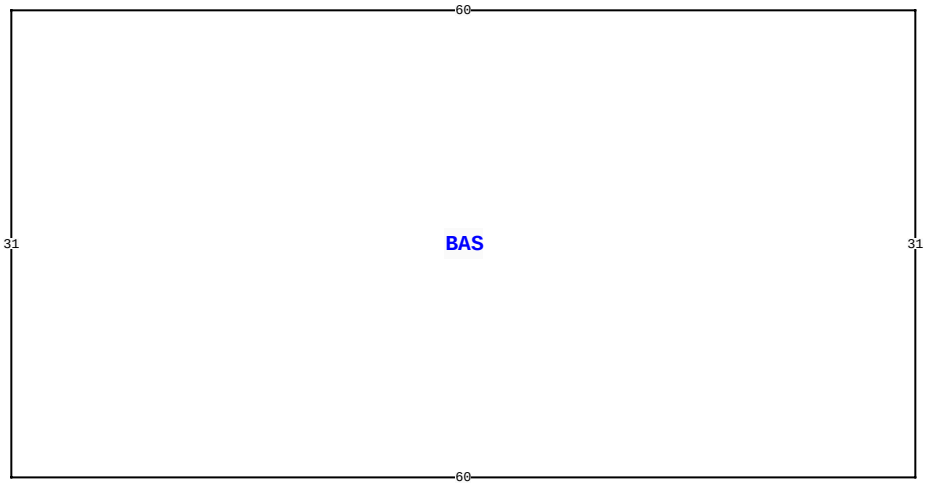
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25417.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	108,408
TOTALS	1,860			1,860	108,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	106.9000	100.49	186,911	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 0 Heated Area: 1860 HX Base Yr



354 SE DUANE LN, 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		108,408
TOTAL MARKET OB/XF VALUE		10,560
TOTAL LAND VALUE - MARKET		59,850
TOTAL MARKET VALUE		178,818
SOH/AGL Deduction		79,593
ASSESSED VALUE		99,225
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		43,503
TOTAL JUST VALUE		178,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26952	M H	375	04/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

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	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0297	SHED CONCR	0	100	12	60	720.00	UT	1.75	1.75	100	0	0	3	100	1,260	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,560

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	6.30	AC		1.00	1.00	1.00	9,500.00	9,500.00	59,850							

REVIEW DATE 06/19/2017 BY BC Total Acres: 6.30 Total Land Value: 59,850 Market: 0 Agricultural: 0 Common: 59,850 PRINTED 11/19/2025 BY SYS