BEG INTERS S LINE OF N1/2 OF
NE1/4 OF SE1/4 & E R/W US-41,
RUN NW ALONG R/W 608.76 FT,

DUNCAN DONNA M/DUNCAN WILLIAM P
155 SE HILLCREST LN
LAKE CITY, FL 32025

2026

28-4S-17-08825-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

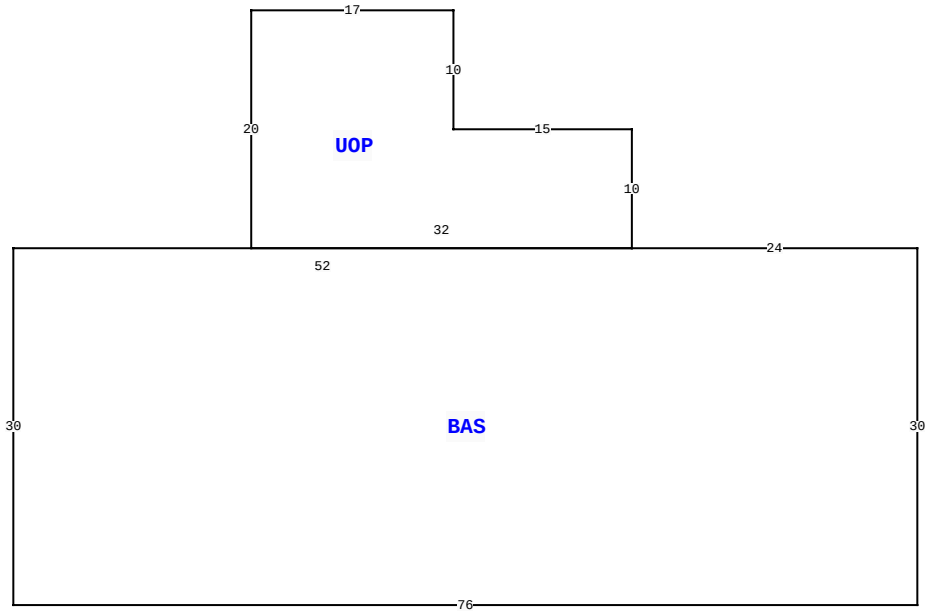
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	62,326
UOP	490	25		122	3,335
TOTALS	2,770			2,402	65,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,402	113.9000	68.34	164,153	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 2280 HX Base Yr 1999



155 SE HILLCREST LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		65,661
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		57,200
TOTAL MARKET VALUE		130,261
SOH/AGL Deduction		54,395
ASSESSED VALUE		75,866
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,144
TOTAL JUST VALUE		130,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22593	SFR	495	12/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0849/1414	12/01/1997	WD	Q	V	01	100

GRANTOR: MARY BURT

GRANTEE: DONNA & WILLIAM DUN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N10 W15 N10 W17 S20 E32$ W52 S30 E76 N30$.

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	0040	BARN,POLE	0	100	16	20	320.00	UT	2.50	2.50	50	2004	2004	3	50	400	
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 7,400

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		A-1	0.00	0.00	5.72	AC		1.00	1.00	1.00	10,000.00	10,000.00	57,200							

REVIEW DATE 06/26/2017 BY DF Total Acres: 5.72 Total Land Value: 57,200 Market: 0 Agricultural: 0 Common: 57,200 PRINTED 11/19/2025 BY SYS