COMM NE COR, RUN W 584.55 FT, S
TO S R/W HUNT RD FOR POB, CONT S
W 164.38 FT, N 315 FT, E ALONG R

CHARRON KARIN D
232 NE HUNT LANE
LAKE CITY, FL 32055

2026

29-2S-17-04777-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

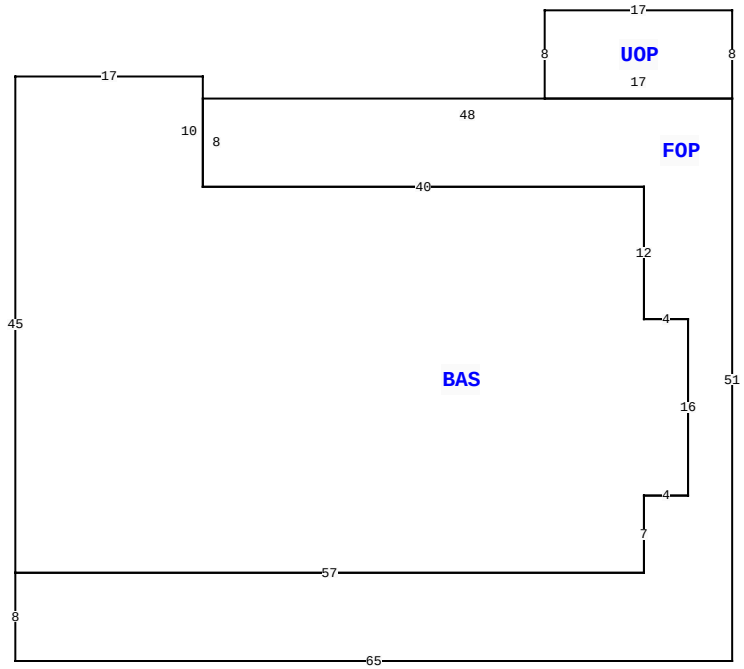
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,229	100		2,229	217,547
FOP	1,120	30		336	32,793
UOP	136	20		27	2,635
TOTALS	3,485			2,592	252,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,592	117.7580	131.89	341,859	1999	1999	0	0	0	26.00	74.00

2 SINGLE FAM 100% - 2000 Heated Area: 2229 HX Base Yr 2000



232 NE HUNT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,976
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		10,115
TOTAL MARKET VALUE		265,491
SOH/AGL Deduction		92,968
ASSESSED VALUE		172,523
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,801
TOTAL JUST VALUE		265,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,909

XFOB:1:1: DESTINY MH

BLDG:1:1: DESTINY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14755	SFR	355	11/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/1525	12/19/2008	WD	Q	I	01	100
GRANTOR: DAVID & KARIN CHARRON						
GRANTEE: KARIN CHARRON						
0869/1021	11/12/1998	WD	U	I		0
GRANTOR: RUSSELL & LINDA DAVIS						
GRANTEE: KARIN CHARRON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S45 FOP= S8 E65 N51 UOP= N8 W17 S8 E17$ W48 S8 E40 S12 E4 S16 W4 S7 W57$ E57 N7 E4 N16 W4 N12 W40 N10$.

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	20	40	1.00	UT	0.00	0.00	100	1999	1999	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0100	C	SFR	100		A-1	0.00	0.00	1.19	AC		1.00	1.00	1.00	8,500.00	8,500.00	10,115							

REVIEW DATE 08/05/2015 BY DF Total Acres: 1.19 Total Land Value: 10,115 Market: 0 Agricultural: 0 Common: 10,115 PRINTED 10/10/2025 BY SYS