COMM NE COR OF SEC, W 584.55 FT,
TO S R/W LINE OF A CNTY RD & POB
S 315 FT, E 164.38 FT N 315.48 F

HANCOCK AMBER LYNN DAVIS
256 NE HUNT LN
LAKE CITY, FL 32055

2026

29-2S-17-04777-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

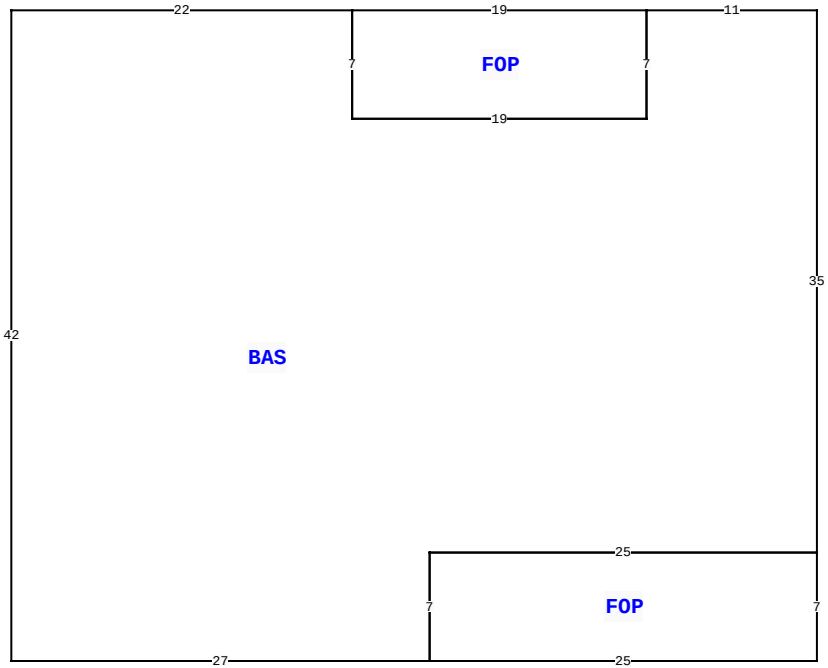
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,876	100		1,876	207,888
FOP	133	30		40	4,433
FOP	175	30		52	5,762
TOTALS	2,184			1,968	218,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,968	116.4000	130.37	256,568	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2008 Heated Area: 1876 HX Base Yr 2008



256 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		218,083
TOTAL MARKET OB/XF VALUE		1,728
TOTAL LAND VALUE - MARKET		10,115
TOTAL MARKET VALUE		229,926
SOH/AGL Deduction		83,946
ASSESSED VALUE		145,980
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		90,258
TOTAL JUST VALUE		229,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28199	SFR	647	11/05/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1235/2169	6/01/2012	WD	U	I	30	100
GRANTOR: AMBER LYNN DAVIS HANC						
GRANTEE: AMBER LYNN DAVIS HA						
1098/2401	10/06/2006	WD	Q	V	06	100
GRANTOR: RUSSELL E & LUNNDA M						
GRANTEE: AMBER LYNN DAVIS HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= W19 S7 E19 N7$ S7 W19 N7 W22 S42 E27 FOP= E25 N7 W25 S7$ N7 E25 N35$.

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	18	32	576.00	UT	3.00	3.00	100	2006	2006	3	100	1,728	

LAND DESCRIPTION

TOTAL OB/XF 1,728

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