

COMM SE COR OF SW1/4, RUN W
411.62 FT, N 590.06 FT, E
631.95 FT FOR POB, RUN N 690

HUSTON RONALD R
2520 SW COUNTY RD 349
LAKE CITY, FL 32024

2026

29-5S-17-09441-102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
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	29517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,058
UOP	528	25		132	3,672

TOTALS	2,040			1,644	45,730
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
6	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	100		A-1	0.00	0.00	8.02
2	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00
3	9630	C	SWAMP	100		A-1	0.00	0.00	1.00

REVIEW DATE	09/18/2017	BY	BC
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,644	115.9000	69.54	114,324	1996	1996	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 1997 Heated Area: 1512 HX Base Yr 1997													
27 56 27 56 48 11 48 11													
BAS													
UOP													

2520 SW COUNTY ROAD 349 , LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
6	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF													15,100	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
A-1	0.00	0.00	8.02	AC		1.00	1.00	1.00	9,500.00	9,500.00				
A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00				
A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	270.00	270.00				

Total Acres: 10.02	Total Land Value: 85,960	Market: 0	Agricultural: 0	Common: 85,960
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COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				45,730				
TOTAL MARKET OB/XF VALUE				15,100				
TOTAL LAND VALUE - MARKET				85,960				
TOTAL MARKET VALUE				146,790				
SOH/AGL Deduction				63,082				
ASSESSED VALUE				83,708				
TOTAL EXEMPTION VALUE				SX HX HB		83,708		
BASE TAXABLE VALUE				0				
TOTAL JUST VALUE				146,790				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				146,790				