BEG SW COR, E 1901.18 FT, N 839.
N 499 FT, S 59 DEG W 1803.80 FT
SEC, S 258.25 FT TO POB. ALSO CO

MACLAREN GUSSIE M
387 SW HUNTER RD
LAKE CITY, FL 32024

**2026**

**30-3S-16-02411-002**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

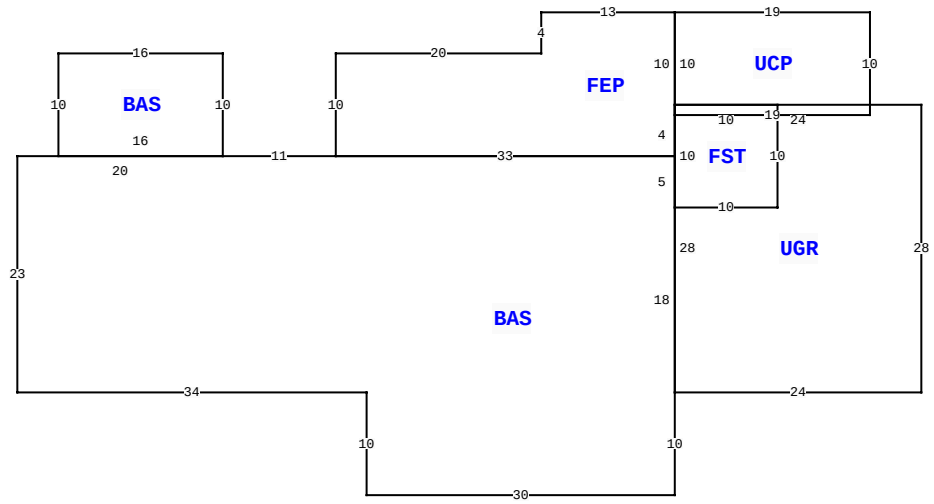
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 80 |
| Roof Cover | 01 | MINIMUM 20 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| 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 01 |
| NEIGHBORHOOD/LOC | 30316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 160 | 100 | | 160 | 4,262 |
| BAS | 1,772 | 100 | | 1,772 | 47,206 |
| FEP | 382 | 85 | | 325 | 8,658 |
| FST | 100 | 55 | | 55 | 1,465 |
| UCP | 190 | 20 | | 38 | 1,012 |
| UGR | 672 | 45 | | 302 | 8,045 |
| TOTALS | 3,276 | | | 2,652 | 70,649 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,652 | 111.0000 | 66.60 | 176,623 | 1973 | 1973 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2021 Heated Area: 1932 HX Base Yr




253 SW HUNTER RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/16/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 70,649 |
| TOTAL MARKET OB/XF VALUE | 36,700 |
| TOTAL LAND VALUE - MARKET | 167,820 |
| TOTAL MARKET VALUE | 275,169 |
| SOH/AGL Deduction | 76,477 |
| ASSESSED VALUE | 198,692 |
| TOTAL EXEMPTION VALUE | 98 HX HB 184,417 |
| BASE TAXABLE VALUE | 14,275 |
| TOTAL JUST VALUE | 275,169 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 275,169 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

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

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 BAS= N10 W16 S10 E16$ W20 S23 E34 S10 E30 N10 UGR= E24 N28 W24 S28$ N18 FST= E10 N10 W10 S10$ N5 FEP= N4 UCP= E19 N10 W19 S10$ N10 W13 S4 W20 S10 E33$ W33$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 0020 | BARN,FR | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 800 | |
| 3 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 5,000 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 | |
| 6 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 3.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 21,000 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 36,700

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 6,000 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 100 | | A-1 | 0.00 | 0.00 | 26.97 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 161,820 | | | | | | | |

REVIEW DATE 09/12/2018 BY KR Total Acres: 27.97 Total Land Value: 167,820 Market: 0 Agricultural: 0 Common: 167,820 PRINTED 11/18/2025 BY SYS