COMM AT NE COR OF SW1/4 OF SW1/4
FOR POB CONT S 242.40 FT, S 58 D
12 DG W 221.78 FT N 58 DG E 442.

BURCH DANIELLE
231 SW HUNTER RD
LAKE CITY, FL 32024

2026

30-3S-16-02411-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

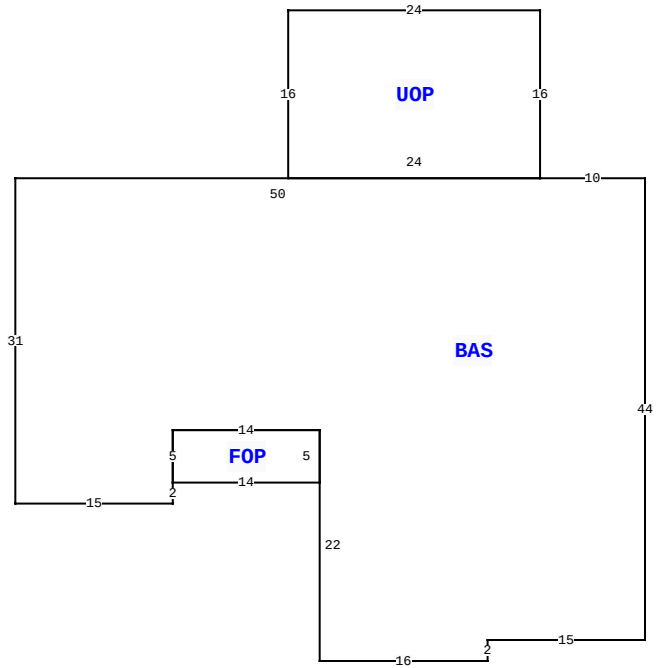
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,197	100		2,197	151,744
FOP	70	35		24	1,658
UOP	384	25		96	6,631
TOTALS	2,651			2,317	160,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	2,317	115.5000	106.26	246,204	2010	2010	0	0	0	35.00	65.00

1 MODULAR 1 100% - 2012 Heated Area: 2197 HX Base Yr 2012



231 SW HUNTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,033
TOTAL MARKET OB/XF VALUE		25,700
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		215,733
SOH/AGL Deduction		33,640
ASSESSED VALUE		182,093
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,371
TOTAL JUST VALUE		215,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29702	M H	398	09/28/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/0027	9/08/2011	WD	U	V	11	100
GRANTOR: GUSSIE M MACLAREN						
GRANTEE: DANIELLE BURCH						
0953/2637	5/20/2002	WD	P	V	99	400,000
GRANTOR: JAMES D & FAYE HUNTER						
GRANTEE: DANIEL CRAPPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N16 W24 S16 E24$ W50 S31 E15 N2 FOP= E14 N5 W14 S5$ N5 E14 S22 E16 N2 E15 N44$.

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	15,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	9,300	

LAND DESCRIPTION

TOTAL OB/XF 25,700

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	0201	C	MOD HOME	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 09/13/2018 BY KR Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/03/2025 BY SYS