COMM AT SW COR OF SEC, E 1068.20
694.68 FT, FOR POB, N42-54-28W 2
N58-03-19E 196 FT, S42-54-58E 22

MACLAREN DONALD E SR/MACLAREN REBECCA FARNELL
343 SW HUNTER RD
LAKE CITY, FL 32024

2026

30-3S-16-02411-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

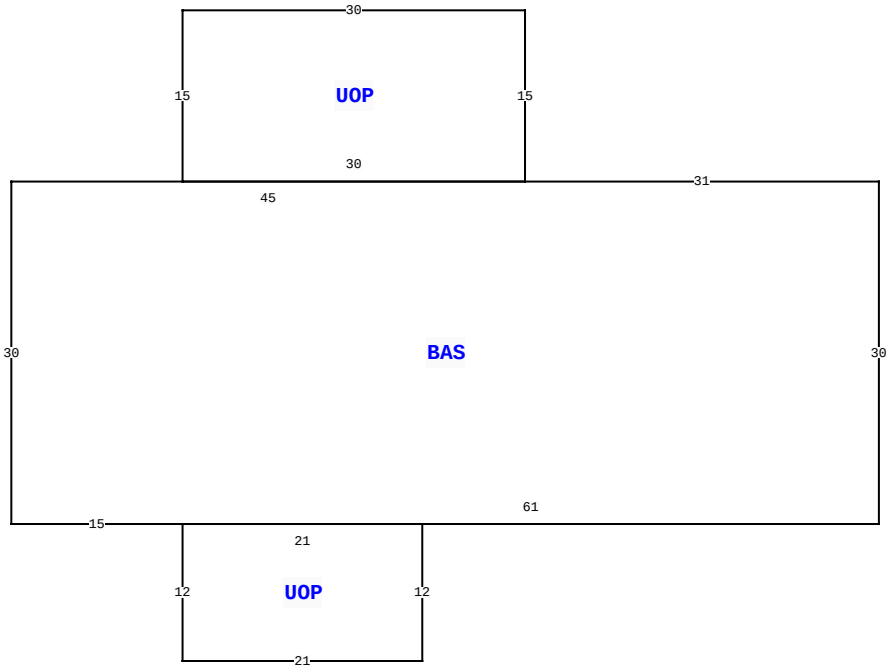
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,280	100		2,280	134,266
UOP	252	25		63	3,710
UOP	450	25		112	6,596
TOTALS	2,982			2,455	144,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,455	113.9000	107.07	262,857	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 2280 HX Base Yr 2006



343 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		144,571
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		170,971
SOH/AGL Deduction		77,950
ASSESSED VALUE		93,021
TOTAL EXEMPTION VALUE	13 HX HB	93,021
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		170,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049685	Roof Replacement	12,000	04/24/2024
21912	M H	340	05/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1473	8/01/2024	LE	U	I	14	100
GRANTOR: MACLAREN DONALD EDWAR						
GRANTEE: MACLAREN REBECCA FA						
1520/1471	8/01/2024	WD	U	I	11	100
GRANTOR: MACLAREN DONALD E SR						
GRANTEE: MACLAREN REBECCA FA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N15 W30 S15 E30$ W45 S30 E15 UOP= S12 E21 N12 W21$ E61 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/03/2024 BY JS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS