COMM AT NE COR, RUN S 796 FT TO
TO S LINE NE1/4 OF NE1/4, THENCE
504.71 FT, E 273.96 FT TO POB.

DEAS HUNTER A
139 SW ARBOR LN
LAKE CITY, FL 32024

2026

31-3S-16-02413-007

BUILDING CHARACTERISTICS

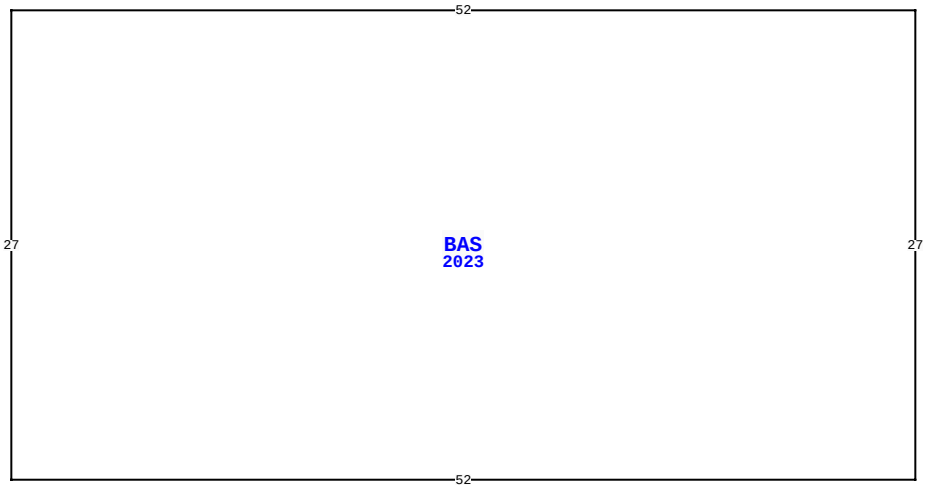
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2023	1,404	160,736
TOTALS	1,404			1,404	160,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,404	117.0000	120.51	169,196	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 1404 HX Base Yr 2023



139 SW ARBOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,736
TOTAL MARKET OB/XF VALUE		16,360
TOTAL LAND VALUE - MARKET		23,700
TOTAL MARKET VALUE		200,796
SOH/AGL Deduction		4,468
ASSESSED VALUE		196,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,606
TOTAL JUST VALUE		200,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047057	Storage Building	16,200	04/25/2023
000044953	Mobile Home		07/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1429/2628	2/01/2021	QC	U	V	11	100

GRANTOR:

GRANTEE: DEAS HUNTER A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=24,14] E52 S27 W52 N27 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0030	BARN,MT	0	100	18	26	1.00	UT	7,020.00	7,020.00	100	2024	2023		100	7,020	
3	0251	LEAN TO W/	0	100	12	26	1.00	UT	2,340.00	2,340.00	100	2024	2023		100	2,340	

LAND DESCRIPTION

TOTAL OB/XF 16,360

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	3.16	AC		1.00	1.00	1.00	7,500.00	7,500.00	23,700							

REVIEW DATE 08/14/2023 BY JB Total Acres: 3.16 Total Land Value: 23,700 Market: 0 Agricultural: 0 Common: 23,700 PRINTED 11/18/2025 BY SYS