COMM AT SE COR OF SE1/4 OF SEC R
SEC LINE, 1235.68 FT TO N R/W OF
DRIVE, FOR POB, N 342.88 FT TO S

HUDSON BRIAN CALEB KEITH/HUDSON AMBER NIKOLE
853 SW BUNN DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-014

BUILDING CHARACTERISTICS

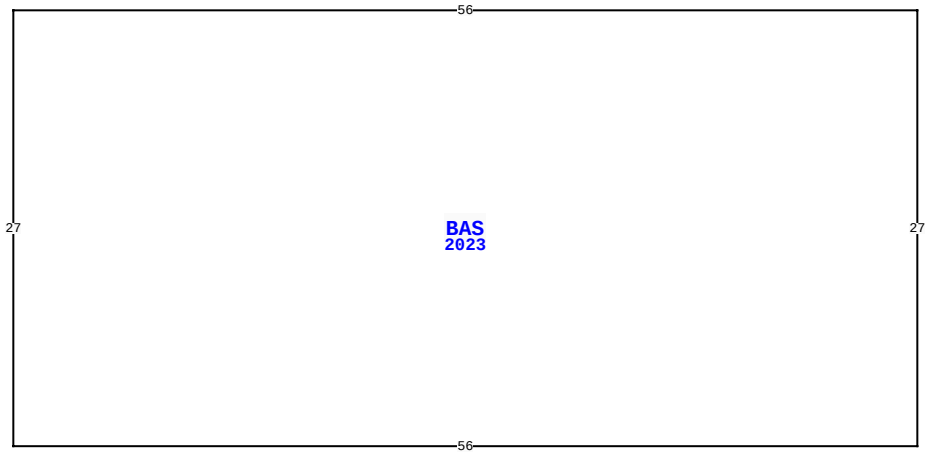
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	31417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2023	1,512	159,268
TOTALS	1,512			1,512	159,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	112.0000	110.88	167,651	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2023 Heated Area: 1512 HX Base Yr 2023



853 SW BUNN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
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		159,268
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		170,115
TOTAL MARKET VALUE		340,583
SOH/AGL Deduction		0
ASSESSED VALUE		340,583
TOTAL EXEMPTION VALUE	HX HB 13	340,583
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		340,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045739	Mobile Home		10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2402	5/27/2022	WD	Q	V	03	225,000
GRANTOR: COWBOY LAND HOLDINGS,						
GRANTEE: HUDSON BRIAN CALEB						
1430/862	2/12/2021	WD	Q	V	01	257,000
GRANTOR: DEAS CHARLES E						
GRANTEE: SMITH BLAKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=38,10] E56 S27 W56 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	0040	BARN,POLE	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2024	2023		100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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					30.93	AC		1.00	1.00	1.00	5,500.00	5,500.00	170,115							

REVIEW DATE 10/26/2022 BY JB Total Acres: 30.93 Total Land Value: 170,115 Market: 0 Agricultural: 0 Common: 170,115 PRINTED 11/20/2025 BY SYS