HAWK'S LANDING LOT 1.

WD 1460-88, WD 1484-1676, WD 148

FALLET IDA E REVOCABLE LIVING TRUST DATED 06/08/20
831 SW BUNN DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

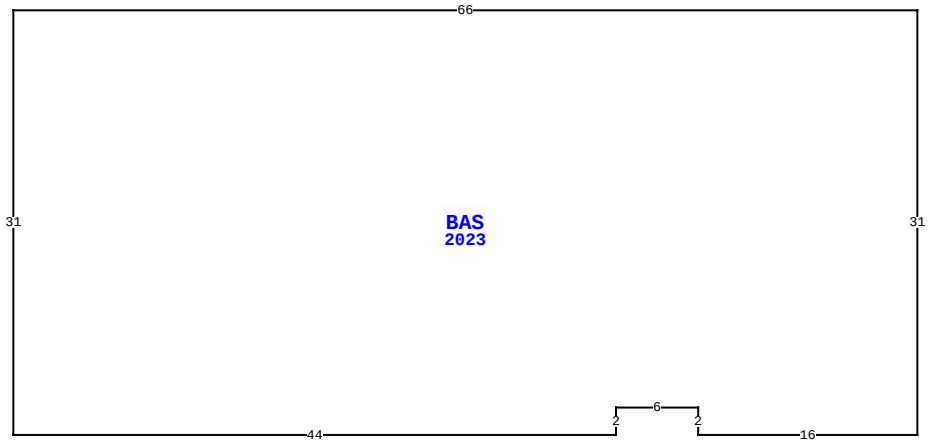
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
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	31417.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	2023	2,034	225,027
TOTALS	2,034			2,034	225,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,034	115.5000	118.96	241,965	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2023 Heated Area: 2034 HX Base Yr 2023



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

831 SW BUNN DR, LAKE CITY

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2023	2022		100	6,500	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,027
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		59,670
TOTAL MARKET VALUE		298,197
SOH/AGL Deduction		146,546
ASSESSED VALUE		151,651
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		50,929
TOTAL JUST VALUE		298,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044102	Mobile Home		04/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1707	2/14/2022	WD	U	I	11	0
GRANTOR: COWBOY LAND HOLDINGS						
GRANTEE:						
1484/1676	2/14/2022	WD	U	I	11	100
GRANTOR: COWBOY LAND HOLDING L						
GRANTEE: IDA E FALLET REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,20] S31 E44 N2 E6 S2 E16 N31 W66 $
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LAND DESCRIPTION

TOTAL OB/XF 13,500

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	6.63	AC		1.00	1.00	1.00	9,000.00	9,000.00	59,670							

REVIEW DATE 06/03/2022 BY JB Total Acres: 6.63 Total Land Value: 59,670 Market: 0 Agricultural: 0 Common: 59,670 PRINTED 10/03/2025 BY SYS