HAWK'S LANDING LOT 4

WD 1463-1484, QC 1536-948

CORKUM RONALD/CORKUM LORRAINE
705 SW BUNN DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

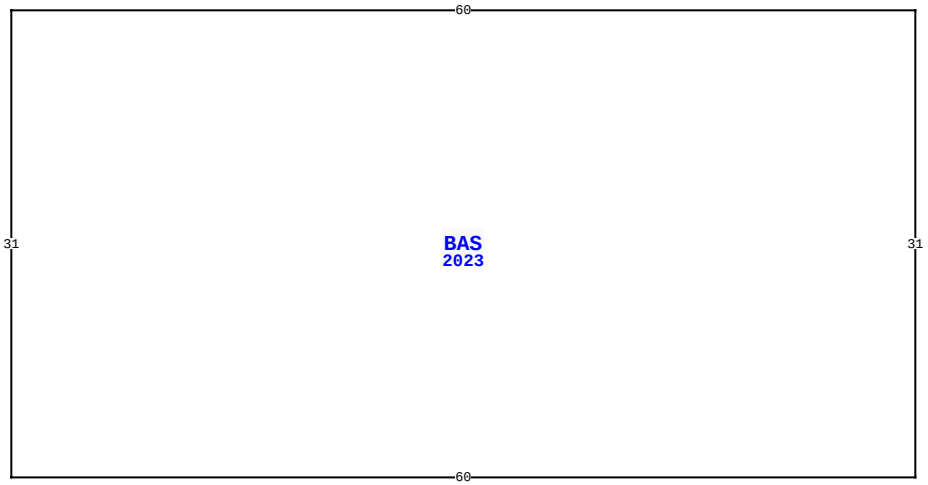
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2023	1,860	212,942
TOTALS	1,860			1,860	212,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,860	117.0000	120.51	224,149	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2025 Heated Area: 1860 HX Base Yr 2025



705 SW BUNN DR, 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		212,942
TOTAL MARKET OB/XF VALUE		22,500
TOTAL LAND VALUE - MARKET		56,760
TOTAL MARKET VALUE		292,202
SOH/AGL Deduction		0
ASSESSED VALUE		292,202
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		191,480
TOTAL JUST VALUE		292,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045344	Storage Building	14,500	08/31/2022
000044555	Mobile Home		05/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/948	3/17/2025	QC	U	I	11	100
GRANTOR: CORKUM RONALD						
GRANTEE: CORKUM RONALD						
1463/1484	4/01/2022	WD	Q	V	01	64,900
GRANTOR: COWBOY LAND HOLDINGS,						
GRANTEE: CORKUM RONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=11,21] E60 S31 W60 N31 $
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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	0030	BARN,MT	0	100	0	0	1.00	UT	12,300.00	12,300.00	100	2023	2022		100	12,300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
3	0327	STABLES-SM	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 22,500

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	5.16	AC		1.00	1.00	1.00	11,000.00	11,000.00	56,760							

REVIEW DATE 10/10/2022 BY JB Total Acres: 5.16 Total Land Value: 56,760 Market: 0 Agricultural: 0 Common: 56,760 PRINTED 11/20/2025 BY SYS