HAWK'S LANDING LOT 6

WD 1460-82, WD 1530-2493,

DUNN DAVID L JR/DUNN LOREN N
627 SW BUNN RD
LAKE CITY, FL 32024

2026

31-4S-17-08915-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

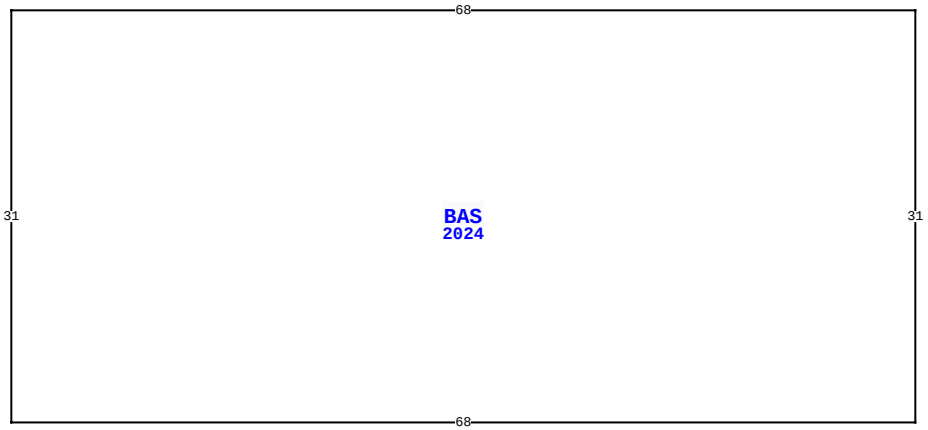
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	2,108	100	2024	2,108	233,083
TOTALS	2,108			2,108	233,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,108	113.0000	116.39	245,350	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 0% - 2025 Heated Area: 2108 HX Base Yr



627 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	233,082
TOTAL MARKET OB/XF VALUE	32,800
TOTAL LAND VALUE - MARKET	56,760
TOTAL MARKET VALUE	322,642
SOH/AGL Deduction	0
ASSESSED VALUE	322,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,642
TOTAL JUST VALUE	322,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044473	Mobile Home		05/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/2493	1/06/2025	WD	Q	I	01	386,000
GRANTOR: THOMAS JAMES M JR						
GRANTEE: DUNN DAVID L JR						
1460/82	2/14/2022	WD	Q	V	01	65,000
GRANTOR: COWBOY LAND HOLDINGS,						
GRANTEE: THOMAS JAMES M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,6] E68 S31 W68 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0030	BARN,MT	0	0	30	30	1.00	UT	12,000.00	12,000.00	100	2024	2023		100	12,000	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
4	0296	SHED METAL	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	3,900.00	3,900.00	100	2025	2024		100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 32,800

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	0		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 12/27/2022 BY JB Total Acres: 5.16 Total Land Value: 56,760 Market: 0 Agricultural: 0 Common: 56,760 PRINTED 11/20/2025 BY SYS