HAWK'S LANDING LOT 7 EX 2.24 AC
1469-2330

WALLACE AUDY
583 SW BUNN
LAKE CITY, FL 32024

2026

31-4S-17-08915-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

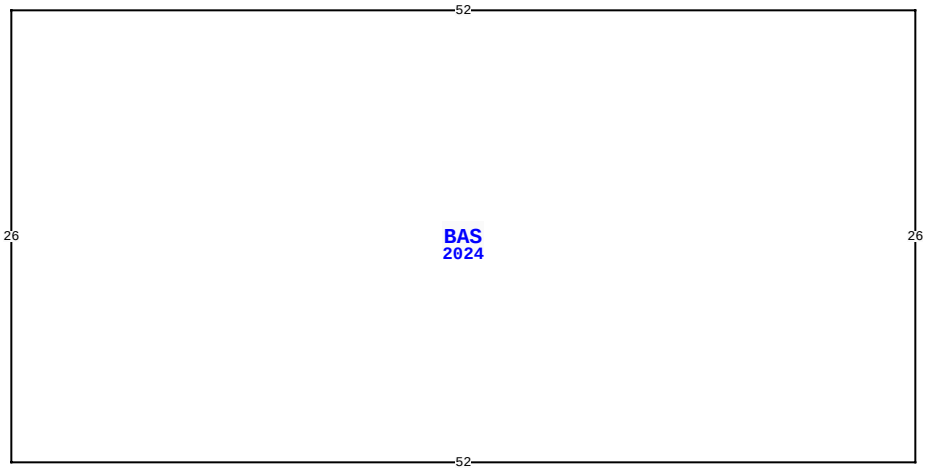
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,352	100	2024	1,352	119,539
TOTALS	1,352			1,352	119,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,352	113.5000	93.07	125,831	2022	2022	0	0	0	5.00	95.00

1 MANUF 1 100% - 2024 Heated Area: 1352 HX Base Yr 2024



583 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		119,539
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		170,639
SOH/AGL Deduction		9,412
ASSESSED VALUE		161,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,505
TOTAL JUST VALUE		170,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045055	Mobile Home		07/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/2339	12/02/2021	WD	Q	V	01	70,000

GRANTOR: COWBOY LAND HOLDINGS,

GRANTEE: WALLACE AUDY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=22,17] E52 S26 W52 N26 $
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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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	2.94	AC		1.00	1.00	1.00	15,000.00	15,000.00	44,100							

REVIEW DATE 12/27/2022 BY JB Total Acres: 2.94 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 11/20/2025 BY SYS