LOTS 3 & 4 HODGES ADDITION.

663-473, QC 1052-2074,

PIVOTAL PROPERTIES OF NORTH FLORIDA
8910 CLEARBROOK DR
MILTON, FL 32583

2026

33-3S-17-06738-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

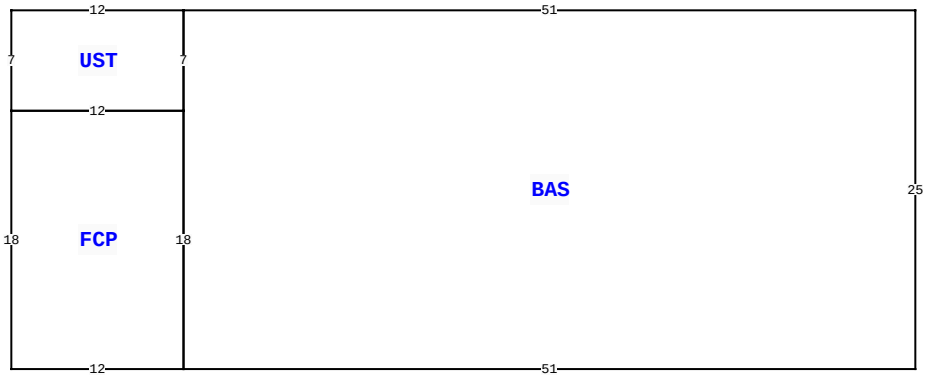
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.130	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100		1,275	81,864
FCP	216	25		54	3,467
UST	84	45		38	2,440
TOTALS	1,575			1,367	87,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,367	88.2000	98.78	135,032	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1275 HX Base Yr



1479 SE LANVALE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,771
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	7,714
TOTAL MARKET VALUE	95,785
SOH/AGL Deduction	0
ASSESSED VALUE	95,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,785
TOTAL JUST VALUE	95,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1211/2647	3/28/2011	WD	U	I	30	100
GRANTOR: ERIC DUNN						
GRANTEE: PIVOTAL PROPERTIES						
1200/1990	8/12/2010	WD	U	I	12	22,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: ERIC DUNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 UST= W12 S7 E12 N7$ S7 FCP= W12 S18 E12 N18 $ S18 E51 N25$.

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0100	C	SFR	0		RSF/MH	122.00	190.00	0.53	AC		1.00	1.00	1.00	14,500.00	14,500.00	7,714							

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.53 Total Land Value: 7,714 Market: 0 Agricultural: 0 Common: 7,714 PRINTED 11/18/2025 BY SYS