LOT 1 DONOVAN WOODLANDS S/D

WD 1034-590, WD 1424-1886,

COX BARBARA
302 SW DONOVAN GLN
LAKE CITY, FL 32024

2026

33-4S-16-03265-301

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

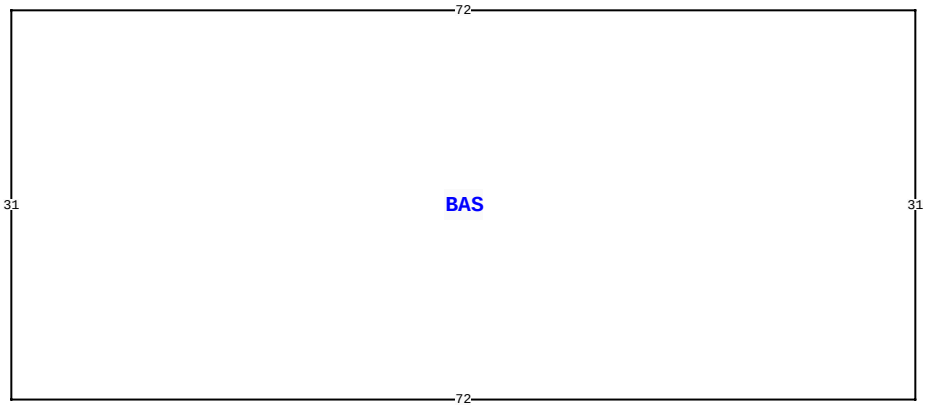
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	33416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	246,933
TOTALS	2,232			2,232	246,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,232	115.5000	118.96	265,519	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 2232 HX Base Yr 2022



302 SW DONOVAN GLN, 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		246,933
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		308,933
SOH/AGL Deduction		69,579
ASSESSED VALUE		239,354
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,632
TOTAL JUST VALUE		308,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042094	Mobile Home		07/14/2021
28644	TR/TRAILER	189	06/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/1886	11/19/2020	WD	Q	V	01	40,000
GRANTOR: WILLIE G & DORIS CUNN						
GRANTEE: BARBARA COX						
1034/0590	11/15/2004	WD	Q	V		26,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CUNNINGHAM						

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			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-66,-22] E72 S31 W72 N31 $
.

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/18/2021 BY RP Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS