LOT 4 DONOVAN WOODLANDS S/D
AFD 1025-1620, WD 1034-1518.

HALL ERIC C/HALL SHARON S
460 SW DONOVAN GLN
LAKE CITY, FL 32024

2026

33-4S-16-03265-304

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

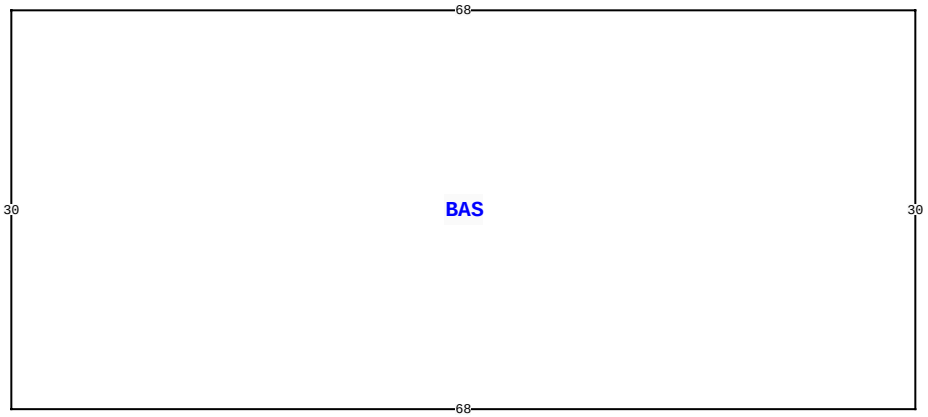
DOR CODE 0201 MODULAR HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 33416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	119,639
TOTALS	2,040			2,040	119,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	2,040	115.9000	106.63	217,525	2005	2005	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2006 Heated Area: 2040 HX Base Yr 2006



460 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		119,639
TOTAL MARKET OB/XF VALUE		13,942
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		188,581
SOH/AGL Deduction		51,878
ASSESSED VALUE		136,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,981
TOTAL JUST VALUE		188,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042142	Roof Replacement	10,270	06/14/2021
22815	M H	375	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1034/1518	12/27/2004	WD	Q	V	04	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ERIC C & SHARON S H						
1025/1620	2/04/2004	WD	Q	V	01	31,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ERIC C & SHARON S H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

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	0294	SHED WOOD/	0	100	12	11	132.00	UT	7.50	7.50	100	2005	2005	3	100	990	
2	0166	CONC,PAVMT	0	100	24	24	576.00	UT	2.00	2.00	100	2005	2005	3	100	1,152	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	20	24	480.00	UT	3.00	3.00	100	2007	2007	3	100	1,440	
5	0294	SHED WOOD/	0	100	12	20	240.00	UT	14.00	14.00	100	2007	2007	3	100	3,360	

LAND DESCRIPTION

TOTAL OB/XF 13,942

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	0201	C	MOD HOME	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/21/2021 BY JS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/14/2025 BY SYS