COMM SW COR, RUN N 725.53 FT TO LN, E ALONG R/W 1110 FT FOR POB, FT, E 215.71 FT, S 368.37 FT, W

TUTEN AMY Y
6691 57TH PL
LIVE OAK, FL 32060

2026

34-4S-16-03274-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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 0200 MOBILE HOME

MAP NUM | MKT AREA 01

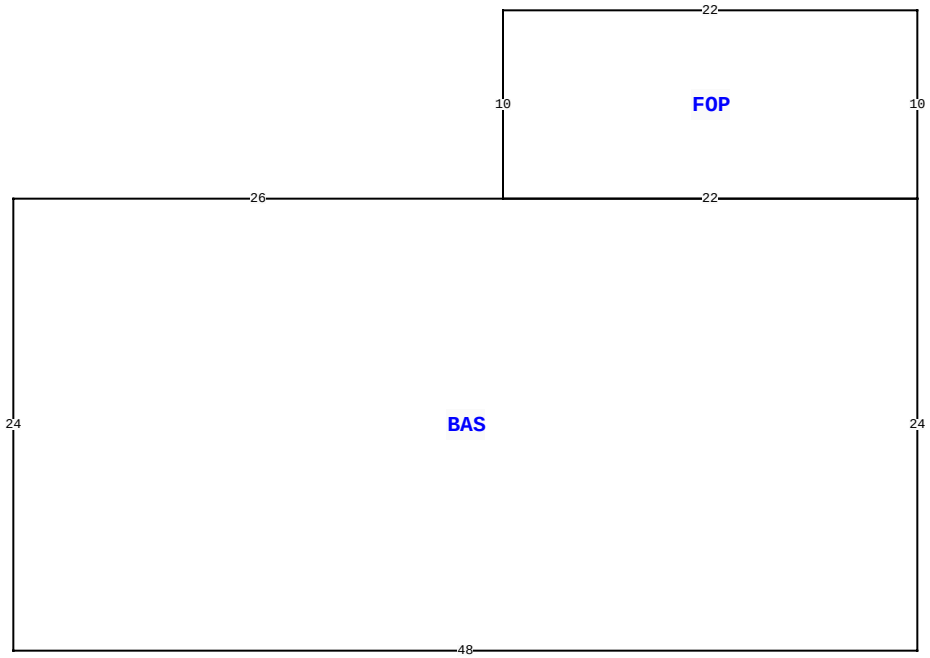
NEIGHBORHOOD/LOC 34416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	64,472
FOP	220	35		77	4,310
TOTALS	1,372			1,229	68,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,229	105.0000	86.10	105,817	1983	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2025 Heated Area: 1152 HX Base Yr



349 SW KESSLER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,781
TOTAL MARKET OB/XF VALUE	10,276
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	107,057
SOH/AGL Deduction	0
ASSESSED VALUE	107,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,057
TOTAL JUST VALUE	107,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/1818	2/21/2024	WD	Q	I	01	125,000
GRANTOR: HILL LINDA						
GRANTEE: TUTEN AMY Y						
1476/577	9/20/2022	WD	Q	I	01	60,000
GRANTOR: TICE SONYA VICTORIA						
GRANTEE: HILL LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S24 E48 N24 FOP= N10W22 S10 E22$ W22$.

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	0	12	24	288.00	UT	7.50	7.50	100	1993	1993	3	100	2,160	
2	0070	CARPORT UF	0	0	12	16	192.00	UT	3.00	3.00	100	1993	1993	3	100	576	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	12	18	216.00	UT	2.50	2.50	100	1993	1993	3	100	540	

LAND DESCRIPTION

TOTAL OB/XF 10,276

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 02/26/2024 BY TP Total Acres: 1.82 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/10/2025 BY SYS