COMM SE COR OF SW1/4 OF SE1/4,
RUN N 322.63 FT FOR POB, RUN W
331.43 FT, N 128.58 FT, EAST

LANE ALLEN/LANE KENNETH
719 SE HOPEFUL DR
LAKE CITY, FL 32055

2026

35-4S-17-09030-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

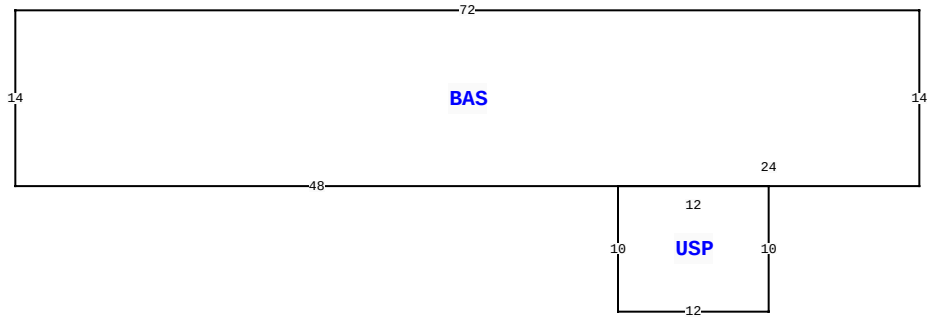
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	27,555
USP	120	35		42	1,148
TOTALS	1,128			1,050	28,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,050	113.9000	68.34	71,757	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1008 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,703
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	14,420
TOTAL MARKET VALUE	53,323
SOH/AGL Deduction	9,277
ASSESSED VALUE	44,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,046
TOTAL JUST VALUE	53,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,323

XFOB:1:1: SUNS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1259/2043	8/12/2013	QC	U	I	11	100
GRANTOR: SHIRLEY PATTERSON						
GRANTEE: ALLEN LANE & KENNET						
0817/2197	2/21/1996	QC	Q	I	01	0
GRANTOR: MARY LOUISE GUYNN						
GRANTEE: MOLLIE MARIE GUYNN						

719 SE HOPEFUL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING DIMENSIONS

BAS= W72 S14 E48 USP= S10 E12 N10 W12$ E24 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,420							

REVIEW DATE 07/17/2017 BY DF Total Acres: 1.03 Total Land Value: 14,420 Market: 0 Agricultural: 0 Common: 14,420 PRINTED 11/21/2025 BY SYS