COMM SE COR OF SE1/4 OF NE1/4, W
POB, CONT W 424 FT, N 797.48 FT
SR-247, N 43 DEG E 200 FT, S 48

HUNT JAMES DAVID/HUNT CINDY JO
8843 SW STATE ROAD 247
LAKE CITY, FL 32024

2027

01-5S-15-00417-004

BUILDING CHARACTERISTICS

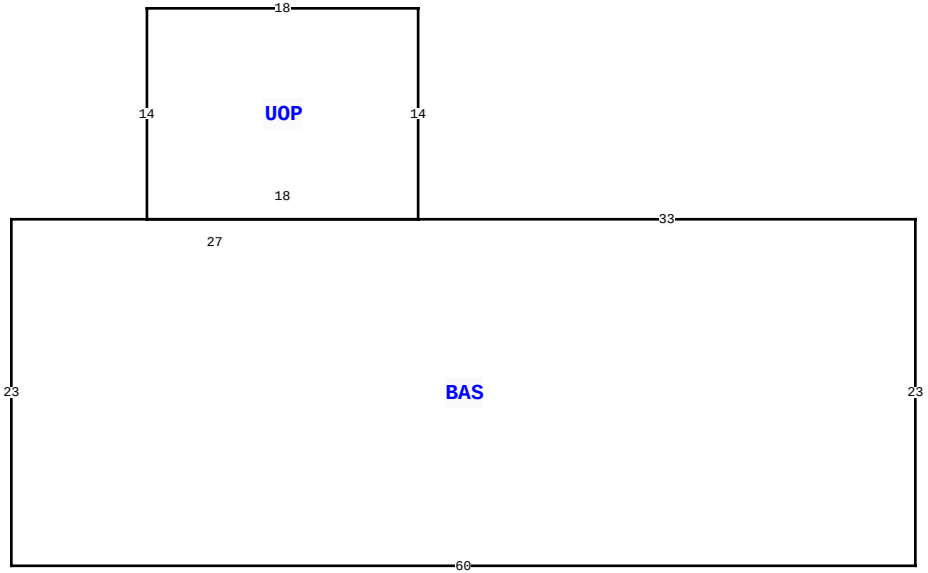
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	34,550
UOP	252	25		63	1,577
TOTALS	1,632			1,443	36,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,443	104.3100	62.59	90,317	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2027 Heated Area: 1380 HX Base Yr 2027



8843 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,127
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		67,600
TOTAL MARKET VALUE		117,727
SOH/AGL Deduction		0
ASSESSED VALUE		117,727
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,316
TOTAL JUST VALUE		117,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2444	4/20/2026	WD	U	I	16	174,500
GRANTOR: BAILEY SAMANTHA CHRIS						
GRANTEE: HUNT JAMES DAVID						
1449/1901	9/20/2021	QC	U	I	11	100
GRANTOR: BAILEY KELLAN						
GRANTEE: BAILEY SAMANTHA CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N14 W18 S14 E18$ W27 S23 E60 N23$.

LAND DESCRIPTION

TOTAL OB/XF 14,000

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		A-1	0.00	0.00	5.20	AC		1.00	0.00	1.00	13,000.00	13,000.00	67,600							

REVIEW DATE 09/21/2026 BY Total Acres: 5.20 Total Land Value: 67,600 Market: 0 Agricultural: 0 Common: 67,600 PRINTED 11/17/2026 BY SYS