THE W 100 FT OF LOT 6 PLANTATION
645-44-45, 770-569, 772-2057, WD

HUNNEWELL TINA
269 SW KIMDALE LOOP
LAKE CITY, FL 32024

2027

03-5S-16-03457-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

269 SW KIMDALE LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	18,200
TOTAL MARKET VALUE	21,600
SOH/AGL Deduction	3,300
ASSESSED VALUE	18,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,300
TOTAL JUST VALUE	21,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,600

SALE:3:1: WEST 100 FT OF LOT 6

SALE:2:1: LOT 5 EXCEPT W 100 FT

XFOB:1:1: SATI M H

LAND:1:1: 0.39 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042071	Roof Replacement	7,000	06/03/2021
31292	M H	375	07/29/2013
9263	PUMP/UTPOL	30	01/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0784	2/22/2013	WD	Q	I	01	14,000
GRANTOR: BUDDY MAC JOHNSON & S						
GRANTEE: TINA HUNNEWELL						
1116/0129	3/01/2007	QC	Q	I	01	100
GRANTOR: BONA FIRMA CORP						
GRANTEE: BUDDY & STACI JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	0700	C	MISC RES	0		00	100.00	168.00	1.00	LT		1.00	1.00	0.70	26,000.00	18,200.00	18,200							

REVIEW DATE 02/04/2026 BY KS — Total Acres: 0.39 — Total Land Value: 18,200 — Market: 0 — Agricultural: 0 — Common: 18,200 — PRINTED 11/17/2026 BY SYS