LOT 9 PINE TREE ESTATES S/D

657-635-636, 771-1360, 782-657,

HARDIN JOSEPH/HARDIN KASEY SHANNON DEKLE
480 SW REMINGTON COURT
LAKE CITY, FL 32024

2027

03-6S-17-09578-009

BUILDING CHARACTERISTICS

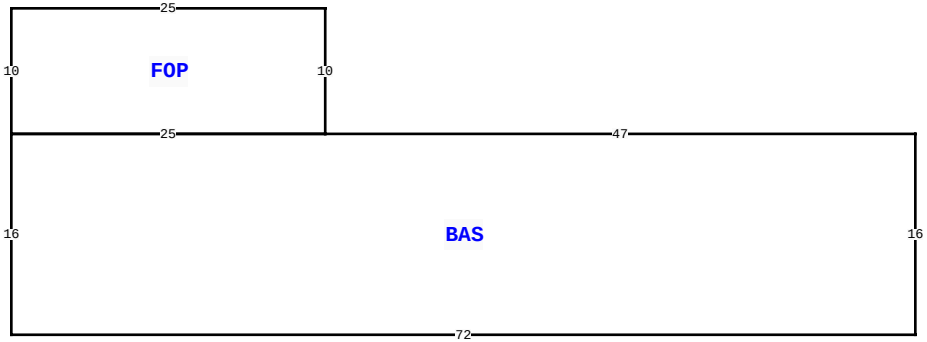
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	3617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	14,395
FOP	250	35		88	1,100
TOTALS	1,402			1,240	15,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,240	104.1300	62.48	77,475	2000	1996	0	0	20	60.00	20.00

1 MOBILE HME 100% - 2008 Heated Area: 1152 HX Base Yr 2008



480 SW REMINGTON CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	15,495
TOTAL MARKET OB/XF VALUE	16,376
TOTAL LAND VALUE - MARKET	53,760
TOTAL MARKET VALUE	85,631
SOH/AGL Deduction	29,845
ASSESSED VALUE	55,786
TOTAL EXEMPTION VALUE	HX HB 28,773
BASE TAXABLE VALUE	27,013
TOTAL JUST VALUE	85,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,631

SALE:2:1: $.70 STAMPS

SALE:1:1: INCLUDED 09578-010 - SALE TOO LOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37239	M H	360	09/21/2018
11285	PUMP/UTPOL	30	06/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/2425	7/12/2017	WD	U	I	11	100
GRANTOR: SHERRY L HARDIN (UNMA						
GRANTEE: JOSEPH & KASEY SHAN						
1127/1223	8/01/2007	WD	Q	I		65,000
GRANTOR: J WAYNE & KATHY ADAMS						
GRANTEE: JOSEPH & SHERRY L H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FOP= N10 W25 S10 E25$ W25 S16 E72 N16$.

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	0040	BARN,POLE	0	100	28	36	1,008.00	UT	4.50	4.50	100	2013	2013	3	100	4,536	
2	0166	CONC,PAVMT	0	100	20	36	720.00	UT	2.00	2.00	100	2013	2013	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	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 16,376

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-3	0.00	0.00	4.48	AC		1.00	1.00	1.00	12,000.00	12,000.00	53,760							

REVIEW DATE 02/11/2019 BY DF Total Acres: 4.48 Total Land Value: 53,760 Market: 0 Agricultural: 0 Common: 53,760 PRINTED 11/16/2026 BY SYS