LOT 3 MELISSA'S SECRET GARDENS S
WD 1033-2128, WD 1518-359,

MURCHISON JULIA B
PO BOX 140276
GAINESVILLE, FL 32614

2027

05-6S-17-09607-103

BUILDING CHARACTERISTICS

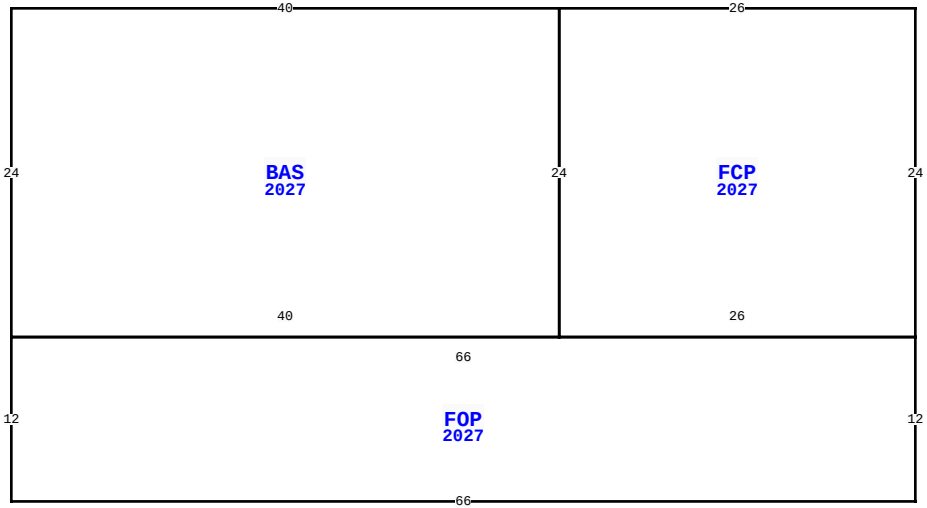
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2027	960	122,496
FCP	624	25	2027	156	19,906
FOP	792	30	2027	238	30,369
TOTALS	2,376			1,354	172,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,354	116.0000	127.60	172,770	2026	2026	0	0	0	-1.25	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 960 HX Base Yr



130 SW HUNTER LEIGH PL, 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	172,770
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	237,900
SOH/AGL Deduction	4,509
ASSESSED VALUE	233,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,391
TOTAL JUST VALUE	237,900
NCON VALUE	172,770
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054639	New Residential C	195,000	12/08/2025
000053448	Electrical Servic		06/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/359	6/26/2024	WD	Q	V	01	87,000
GRANTOR: DARUNA MIGUEL S						
GRANTEE: MURCHISON JULIA B						
1033/2128	12/17/2004	WD	Q	V		45,000
GRANTOR: MARTON						
GRANTEE: DARUNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=7,8] E40 S24 W40 N24 $
FCP=[YR=2027;ORIG=47,8] E26 S24 W26 N24 $
FOP=[YR=2027;ORIG=7,32] E66 S12 W66 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS