LOT 7 THE HUNT PLACE S/D. EX THE THEREOF.

AMBURN LYNN
1650 SW DAIRY ST
LAKE CITY, FL 32024

**2027**

**08-5S-16-03490-008**

## BUILDING CHARACTERISTICS

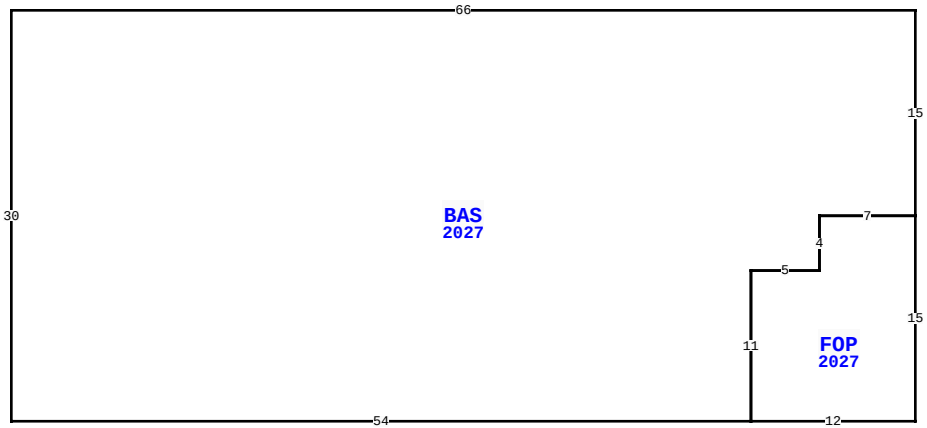
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 8516.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,820 | 100 | 2027 | 1,820 | 199,531 |
| FOP | 160 | 35 | 2027 | 56 | 6,140 |
| TOTALS | 1,980 | | | 1,876 | 205,671 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0203 | 02 | 1,876 | 113.0000 | 111.87 | 209,868 | 2026 | 2026 | 0 | 0 | 0 | 2.00 | 98.00 |

1 MANUF 3 0% - 2027 Heated Area: 1820 HX Base Yr




1744 SW DAIRY ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/10/2024 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 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2027 | 2026 | | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 205,671 |
| TOTAL MARKET OB/XF VALUE | | 7,000 |
| TOTAL LAND VALUE - MARKET | | 52,900 |
| TOTAL MARKET VALUE | | 214,152 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 214,152 |
| TOTAL EXEMPTION VALUE | VX | 5,000 |
| BASE TAXABLE VALUE | | 209,152 |
| TOTAL JUST VALUE | | 265,571 |
| NCON VALUE | | 212,671 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 52,900 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054927 | Mobile Home | | 02/02/2026 |
| 000052715 | Right-of-Way Acce | | 03/26/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1534/1179 | 1/10/2025 | QC | U | V | 11 | 100 |
| GRANTOR: AMBURN BILLY E | | | | | | |
| GRANTEE: AMBURN LYNN | | | | | | |
| 1531/496 | 1/10/2025 | QC | U | V | 11 | 100 |
| GRANTOR: AMBURN BILLY E | | | | | | |
| GRANTEE: AMBURN LYNN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=72,10] W66 S30 E54 N11 E5 N4 E7 N15 $
FOP=[YR=2027;ORIG=72,25] W7 S4 W5 S11 E12 N15 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 5.29 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,481 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 5.29 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 52,900 | | | | | | | |

REVIEW DATE 02/26/2026 BY justin Total Acres: 5.29 Total Land Value: 1,481 Market: 52,900 Agricultural: 1,481 Common: 0 PRINTED 11/17/2026 BY SYS