

LOT 16 THE HUNT PLACE S/D.
449-523, DC 1136-2728, LE 1499-2

BROWN BRENDA G
269 SW MARVIN HUNT WAY
LAKE CITY, FL 32024

2026

08-5S-16-03490-016
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ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	4	100
	Bathrooms	2.5	100
1.	Stories	1.	100
01	CONV 100		
	Units	0	100
03	03 100		
01	01 100		
05	05		
0200	MOBILE HOME		
	MAP NUM		02
	NEIGHBORHOOD/LOC	8516.0100	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356 138,741
TOTALS	2,356		2,356 138,741

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100% - 0		252,257	2000	1999		0	0	45.00	55.00
				Heated Area: 2356				HX Base Yr				
BLD DATE: 05/06/2026 MLU XF DATE: _____ INC DATE: _____												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		138,741	
TOTAL MARKET OB/XF VALUE		9,500	
TOTAL LAND VALUE - MARKET		67,210	
TOTAL MARKET VALUE		215,451	
SOH/AGL Deduction		119,775	
ASSESSED VALUE		95,676	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		39,265	
TOTAL JUST VALUE		215,451	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,941	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041924	Roof Replacement	14,137	05/17/2021
15771	M H	125	07/13/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/201	9/14/2023	LE U		I	14	100
GRANTOR: BROWN BRENDA G (ENH L)						
GRANTEE: BROWN BRENDA G REVO						
0449/0523	5/01/1980	03 Q	V			8,300
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
L N	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	100	0	0	UT	0.00	0.00	100	1999	1999	3	100	500	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	200	
TOTALS													9,500			

BUILDING NOTES												
BAS= W76 S31 E76 N31\$.												

BUILDING DIMENSIONS												
BAS= W76 S31 E76 N31\$.												

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.17	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,210							