LOT 17 THE HUNT PLACE S/D.
ORB 529-769, WD 1051-140.

CARROLL JASON CLINTON/CARROLL AMY L
349 SW MARVIN HUNT WAY
LAKE CITY, FL 32024

2026

08-5S-16-03490-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

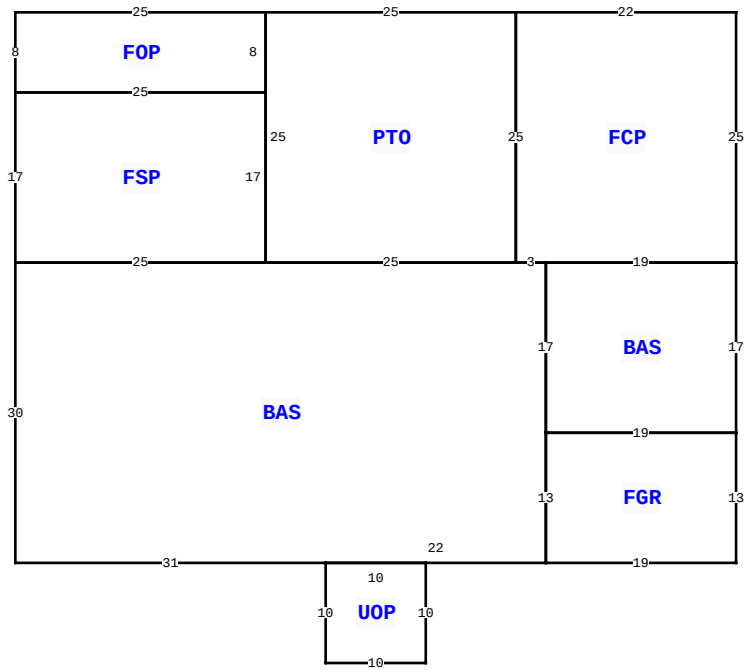
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	8516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	323	100		323	26,904
BAS	1,590	100		1,590	132,438
FCP	550	25		138	11,495
FGR	247	55		136	11,328
FOP	200	30		60	4,998
FSP	425	40		170	14,160
PTO	625	5		31	2,582
UOP	100	20		20	1,666
TOTALS	4,060			2,468	205,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,468	109.0560	124.32	306,822	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2006 Heated Area: 1913 HX Base Yr 2006



349 SW MARVIN HUNT WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		205,571
TOTAL MARKET OB/XF VALUE		7,920
TOTAL LAND VALUE - MARKET		68,250
TOTAL MARKET VALUE		281,741
SOH/AGL Deduction		105,259
ASSESSED VALUE		176,482
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,071
TOTAL JUST VALUE		281,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1051/0140	7/05/2005	WD	Q	I		163,500
GRANTOR: DONALD WAYNE & MICHEL						
GRANTEE: JASON CLINTON & AMY						
0529/0769	1/01/1984	AD	Q	V		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S30 E31 UOP= S10 E10 N10 W10$ E22 FGR= E19 N13 W19 S13$ N13 BAS= E19 N17 W19 S17$ N17 FCP= E19 N25 W22 S25 E3$ W3 PTO= N25 W25 S25 E25$ W25$ FSP= N17 FOP= N8 W25 S8 E25$ W25 S17 E25$.

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	0166	CONC,PAVMT	0	100	12	25	300.00	UT	1.40	1.40	100	0	0	3	100	420	
2	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,920

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	100		A-1	0.00	0.00	5.25	AC		1.00	1.00	1.00	13,000.00	13,000.00	68,250							

REVIEW DATE 08/23/2019 BY BC Total Acres: 5.25 Total Land Value: 68,250 Market: 0 Agricultural: 0 Common: 68,250 PRINTED 05/08/2026 BY SYS