LOT 18 THE HUNT PLACE S/D.
ORB 800-814, 818-1621

PEARCE R WADE & SONYA R/PEARCE SONYA R
350 SW MARVIN HUNT WAY
LAKE CITY, FL 32024

2027

08-5S-16-03490-018

BUILDING CHARACTERISTICS

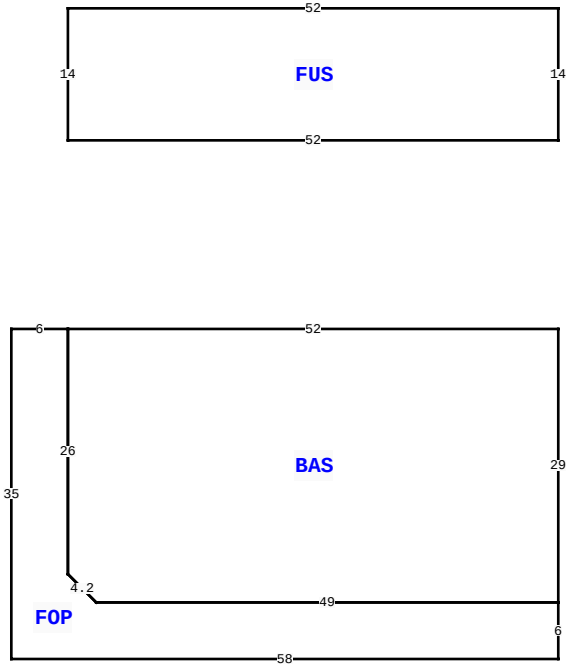
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	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	1,504	100		1,504	131,350
FOP	527	30		158	13,799
FUS	728	100		728	63,579
TOTALS	2,759			2,390	208,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,390	109.5130	120.46	287,899	2003	2003	0	0	0	27.50	72.50

2 SINGLE FAM 100% - 1996 Heated Area: 2232 HX Base Yr 1996



350 SW MARVIN HUNT WAY, 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
1	0294	SHED WOOD/	0	100	20	9	1.00	UT	0.00	0.00	100	1993	1993	3	100	350	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,727
TOTAL MARKET OB/XF VALUE		8,750
TOTAL LAND VALUE - MARKET		53,100
TOTAL MARKET VALUE		231,600
SOH/AGL Deduction		74,594
ASSESSED VALUE		157,006
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,595
TOTAL JUST VALUE		270,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,372

BLDG:1:1: HORTON MH ID#H36915G-ON DEED

XFOB:1:1: SUMM M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21138	SFR	125	10/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0818/1621	2/13/1995	WD	Q	I	03	30,114
GRANTOR: THOMAS R & KATHY PEAR						
GRANTEE: R WADE & SONYA R PE						
0800/0814	1/10/1995	QC	Q	I	01	0
GRANTOR: THOMAS ROBERT & THEOD						
GRANTEE: THOMAS ROBERT & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 FOP= W6 S35 E58 N6 W49 L3 U3 N26$ S26 D3 R3 E49 N29$ PTR= N20 FUS= N14 W52 S14 E52$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 8,750

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-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							

REVIEW DATE 08/26/2019 BY BC Total Acres: 5.01 Total Land Value: 14,123 Market: 40,100 Agricultural: 1,123 Common: 13,000 PRINTED 11/17/2026 BY SYS