

LOT 19 THE HUNT PLACE S/D.  
800-1840, 1111-2742, WD 1112-256

PEARCE KATHY G  
275 SW SEVILLE PL  
LAKE CITY, FL 32024

**2026**

08-5S-16-03490-019  
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2019		Heated Area: 1698					HX Base Yr 2019		



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
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	1,698	100		1,698	49,548
PTO	576	5		29	846
TOTALS	2,274			1,727	50,394

348 SW MARVIN HUNT WAY, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	1994	1994	3	100	600	
2	0190	FPPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	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	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 16,100

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0000	C	VAC RES	100		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	50,394			
TOTAL MARKET OB/XF VALUE	16,100			
TOTAL LAND VALUE - MARKET	65,130			
TOTAL MARKET VALUE	131,624			
SOH/AGL Deduction	63,136			
ASSESSED VALUE	68,488			
TOTAL EXEMPTION VALUE	HX HB 38,729			
BASE TAXABLE VALUE	29,759			
TOTAL JUST VALUE	131,624			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	114,197			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35940	M H	788	10/31/2017
8377	M H	125	05/12/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/988	8/15/2022	LE U	I	I	14	100

GRANTOR: SMITH KATHY PEARCE  
GRANTEE: SMITH KATHY PEARCE  
0800/1840 1/20/1995 WD Q I 02 0  
GRANTOR: THOMAS ROBERT & THEOD  
GRANTEE: THOMAS ROBERT & KAT

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W40 PTO= N24 W24 S24 E24\$ W24 S27 E35 N2 E15 S2 E14 N27\$.												