

LOT 24 THE HUNT PLACE S/D.
651-451, 900-295, QC 1063-1765,

GORDON BILLIE JAMES/GORDON ALTORIA
3714 AUBURNDALE AVE
ORLANDO, FL 32839

2026

08-5S-16-03490-024

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		4	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
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
BAS	1,560	100	
TOTALS	1,560		93,153

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	0%	- 2022	Heated Area: 1560			HX Base Yr				
TOTALS	1,560		1,560	93,153								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			93,153
TOTAL MARKET OB/XF VALUE			30,100
TOTAL LAND VALUE - MARKET			55,471
TOTAL MARKET VALUE			178,724
SOH/AGL Deduction			8,473
ASSESSED VALUE			170,251
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,251
TOTAL JUST VALUE			178,724
NCON VALUE			23,100
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052948	Storage Building	33,000	04/28/2025
000052844	Right-of-Way Acce		04/07/2025
000041454	Mobile Home		03/03/2021
41454			03/03/2021
33921	TR/TRAILER	238	04/05/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/1641	2/05/2016	WD	U	V	11	0
GRANTOR:DHIMANT & GITA SONI (
GRANTEE:BILLIE JAMES & ALTO						
1310/1491	2/05/2016	WD	U	V	11	0
GRANTOR:DHIMANT & GITA SONI (
GRANTEE:BILLIE JAMES & ALTO						

EXTRA FEATURES		266 SW SEVILLE PL, LAKE CITY															
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	0	30	50	1,500.00	UT	15.00	15.00	100	2026	2025		100	22,500	
3	0166	CONC,PAVMT	0	0	10	20	200.00	UT	3.00	3.00	100	2026	2025		100	600	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=28,18] E52 S30 W52 N30 \$												

LAND DESCRIPTION													TOTAL OB/XF 30,100												
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	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	0.85	13,000.00	11,050.00	55,471								