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

2027

08-5S-16-03490-024

BUILDING CHARACTERISTICS

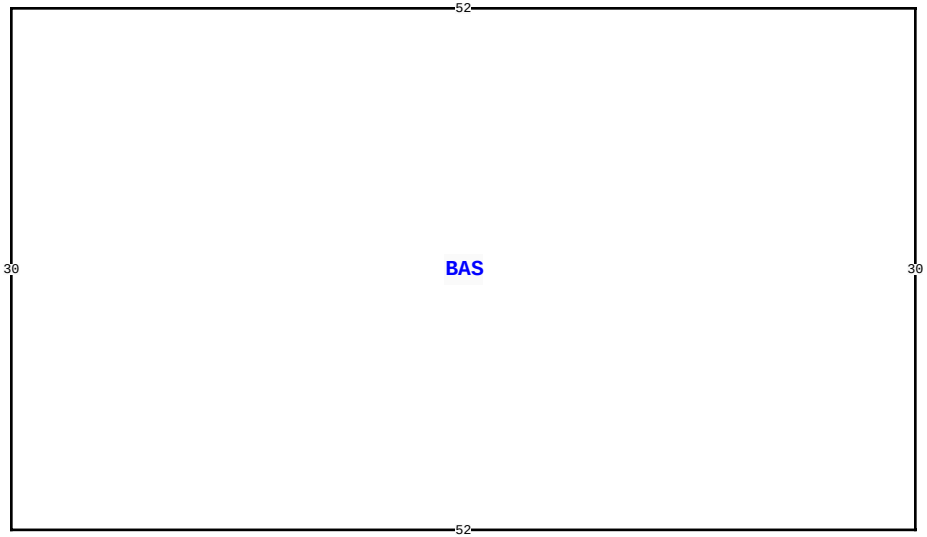
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	92,166
TOTALS	1,560			1,560	92,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	115.5000	107.42	167,575	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 0% - 2022 Heated Area: 1560 HX Base Yr



266 SW SEVILLE PL, 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	92,166
TOTAL MARKET OB/XF VALUE	30,100
TOTAL LAND VALUE - MARKET	55,471
TOTAL MARKET VALUE	177,737
SOH/AGL Deduction	0
ASSESSED VALUE	177,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,737
TOTAL JUST VALUE	177,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,724

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

.

LAND DESCRIPTION

TOTAL OB/XF 30,100

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	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	0.85	13,000.00	11,050.00	55,471							

REVIEW DATE 03/25/2026 BY robin Total Acres: 5.02 Total Land Value: 55,471 Market: 0 Agricultural: 0 Common: 55,471 PRINTED 11/17/2026 BY SYS