

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
VALUATION SUMMARY

ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
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			100	
Kitchen Adjus	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	95,135
TOTALS	1,560			1,560	95,135

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,135
TOTAL MARKET OB/XF VALUE			30,100
TOTAL LAND VALUE - MARKET			55,471
TOTAL MARKET VALUE			180,706
SOH/AGL Deduction			10,455
ASSESSED VALUE			170,251
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,251
TOTAL JUST VALUE			180,706
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	

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										