

LOT 29 THE HUNT PLACE S/D.
701-636, 751-1406, 769-285, 805-

SUMMERLIN DUANE E/SUMMERLIN RONDA
490 SW SEVILLE PL
LAKE CITY, FL 32024

2026

08-5S-16-03490-029

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
ArchitECTUAL	01	CONV	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	1,890	100	
TOTALS	1,890		109,667

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 0	Heated Area: 1890			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 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			223,777
TOTAL MARKET OB/XF VALUE			33,600
TOTAL LAND VALUE - MARKET			65,260
TOTAL MARKET VALUE			322,637
SOH/AGL Deduction			83,290
ASSESSED VALUE			239,347
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			187,936
TOTAL JUST VALUE			322,637
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049493	Mobile Home		03/23/2024
12800	M H	125	07/21/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/108	3/08/2024	WD	U	I	11	100
GRANTOR: SUMMERLIN DUANE E						
GRANTEE: SUMMERLIN DUANE E						
1139/1015	10/30/2007	WD	Q	I	04	0
GRANTOR: TERRY KELLY						
GRANTEE: DUANE E SUMMERLIN						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	50	1999	1999	3	50	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1999	1999	3	100	400	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	100	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,200	
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	500	
10	0020	BARN,FR	0	100	18	80	1,440.00	UT	10.00	100	2014	2014	3	100	14,400	

LAND DESCRIPTION													TOTAL OB/XF																					
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	100		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,260																	
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000																	
TOTALS													5.02		65,260																			

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W70 S27 E70 N27\$.

REVIEW DATE 04/17/2024 BY JB																													
Total Acres: 5.02										Total Land Value: 65,260					Market: 0					Agricultural: 0					Common: 65,260				
PRINTED 05/08/2026 BY SYS																													

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2026

08-5S-16-03490-029

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	01 MINIMUM 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	04 04
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	8516.0100 1.00/

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0200	02	1,512	91.6750	77.01	116,439	2024	2024	0	0	0	2.00	98.00		
3 MANUF 1 0% - 2025			Heated Area: 1512				HX Base Yr							

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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ASSESSED VALUE		239,347	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		187,936	
TOTAL JUST VALUE		322,637	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,575	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	114,110
TOTALS	1,512			1,512	114,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1510/108	3/08/2024	WD	U	I	11	100	
GRANTOR: SUMMERLIN DUANE E							
GRANTEE: SUMMERLIN DUANE E							
1139/1015	10/30/2007	WD	Q	I	04	0	
GRANTOR: TERRY KELLY							
GRANTEE: DUANE E SUMMERLIN							

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
11	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
12	0070	CARPORT UF	0	100	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

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

BUILDING NOTES														

BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=14,19] E56 S27 W56 N27 \$													

LAND DESCRIPTION														TOTAL OB/XF 8,000										
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