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

2027

08-5S-16-03490-029

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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

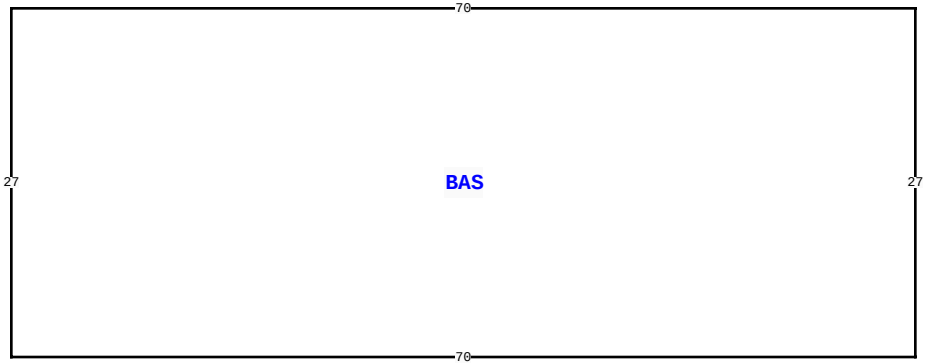
NEIGHBORHOOD/LOC 8516.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	106,247
TOTALS	1,890			1,890	106,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,890	109.9000	102.21	193,177	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1890 HX Base Yr



490 SW SEVILLE PL, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
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		214,919
TOTAL MARKET OB/XF VALUE		33,600
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		313,779
SOH/AGL Deduction		76,593
ASSESSED VALUE		237,186
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,775
TOTAL JUST VALUE		313,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,286

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S27 E70 N27$.

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

TOTAL OB/XF 25,600

LAND DESCRIPTION

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	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							

REVIEW DATE 04/17/2024 BY JB Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS

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

2027

08-5S-16-03490-029

BUILDING CHARACTERISTICS

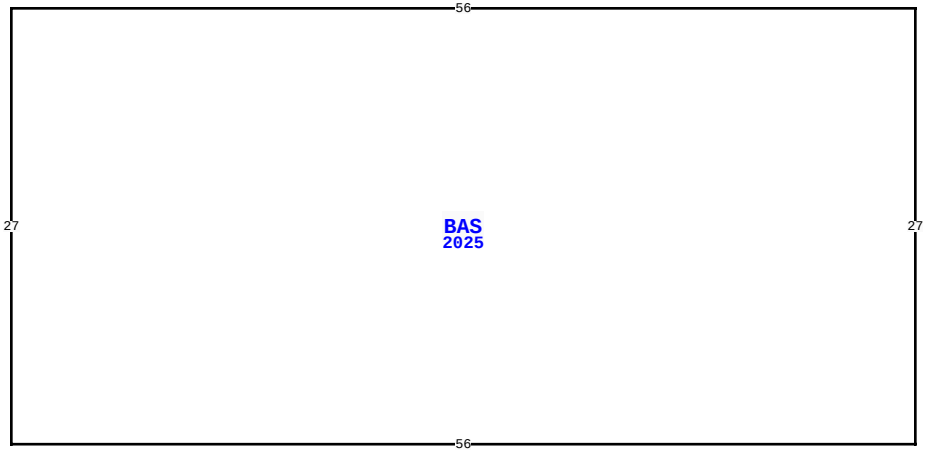
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	108,672
TOTALS	1,512			1,512	108,672

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	73.34	110,890	2024	2024	0	0	0	2.00	98.00

3 MANUF 1 0% - 2025 Heated Area: 1512 HX Base Yr



490 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
11	9947	Septic	0	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	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,919
TOTAL MARKET OB/XF VALUE		33,600
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		313,779
SOH/AGL Deduction		76,593
ASSESSED VALUE		237,186
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,775
TOTAL JUST VALUE		313,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,286

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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

REVIEW DATE 04/17/2024 BY JB Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS