

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		107,391

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	103.31	195,256	1997	1997	0	0	45.00	55.00													
2 MANUF		1	100% - 0	Heated Area: 1890				HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
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			05/06/2026		MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Standard		
BUILDING MARKET VALUE		217,426	
TOTAL MARKET OB/XF VALUE		33,600	
TOTAL LAND VALUE - MARKET		65,260	
TOTAL MARKET VALUE		316,286	
SOH/AGL Deduction		81,014	
ASSESSED VALUE		235,272	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		183,861	
TOTAL JUST VALUE		316,286	
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			
TOTALS													1,890		1,890	107,391		

BUILDING NOTES	
490 SW SEVILLE PL, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W70 S27 E70 N27\$.	

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								

