LOT 32 THE HUNT PLACE S/D.
420-626, DC 1427-1670, LE 1427-1

4 GUYS INVESTMENTS LLC
6355 SE COUNTY RD 245
LAKE CITY, FL 32025

2027

08-5S-16-03490-032

BUILDING CHARACTERISTICS

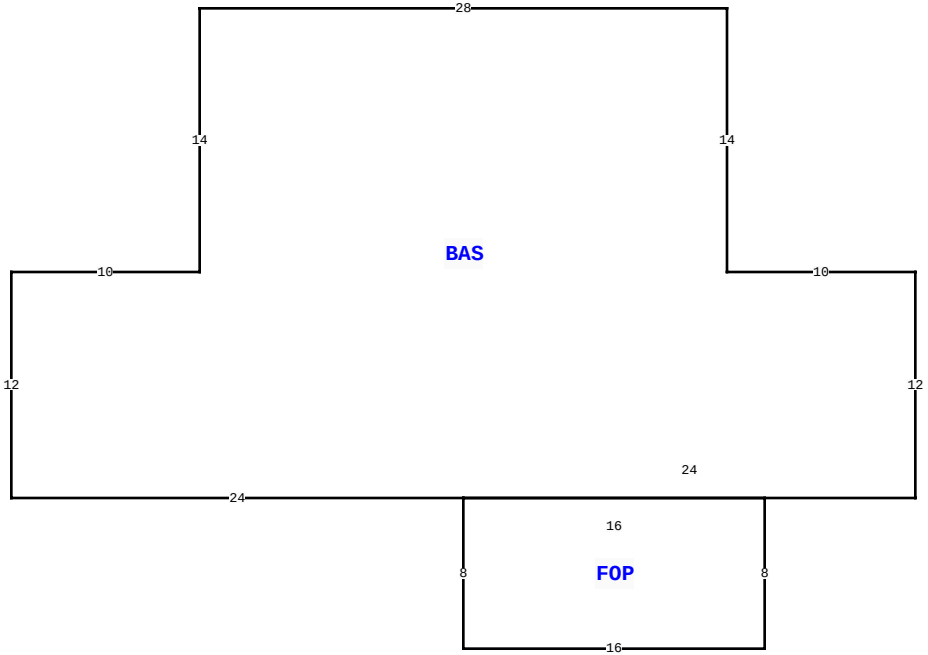
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	968	100		968	16,042
FOP	128	35		45	746
TOTALS	1,096			1,013	16,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,013	69.0480	41.43	41,969	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 968 HX Base Yr



530 SW SEVILLE PL, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0070	CARPORT UF	0	0	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	576	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,788
TOTAL MARKET OB/XF VALUE	15,976
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	98,024
SOH/AGL Deduction	0
ASSESSED VALUE	98,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,024
TOTAL JUST VALUE	98,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1677	6/25/2025	WD	Q	I	01	90,000
GRANTOR: COVERT MARGARET						
GRANTEE: 4 GUYS INVESTMENTS						
1427/1671	1/05/2020	LE	U	I	14	100
GRANTOR: POWELL DAVID B						
GRANTEE: COVERT MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N14 W28 S14 W10 S12 E24 FOP= S8 E16 N8 W16$ E24 N12$.

LAND DESCRIPTION

TOTAL OB/XF 15,976

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	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 09/26/2025 BY TP Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS