LOT 33 THE HUNT PLACE S/D.
413-590, 831-581, 1047-2336,
1261-1370, QC 1294-1609,1610,

HERNANDEZ PRIMITIVO/HERNANDEZ RUTH ENID
1855 PRISTINE LOOP
LAKELAND, FL 33811

2027

08-5S-16-03490-033

BUILDING CHARACTERISTICS

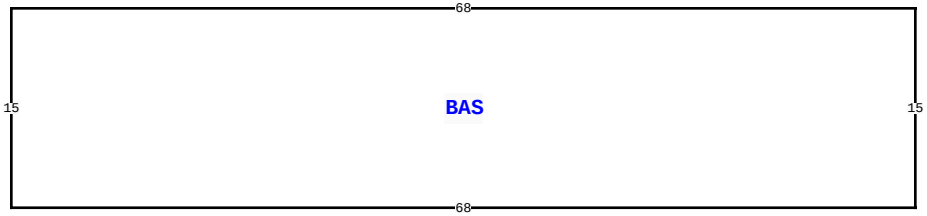
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,020	100		1,020	98,325
TOTALS	1,020			1,020	98,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,020	113.9000	105.93	108,049	2020	2020	0	0	0	9.00	91.00

3 MANUF 1 0% - 0 Heated Area: 1020 HX Base Yr



600 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 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,325
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	170,455
SOH/AGL Deduction	16,650
ASSESSED VALUE	153,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,805
TOTAL JUST VALUE	170,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,512

PRMT:1:1: ROBERT KIRKLAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38603	M H	360	09/13/2019
18157	M H	125	04/12/2001
15477	M H	125	05/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/2552	5/24/2018	WD	Q	V	01	31,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: PRIMITIVO & RUTH EN						
1306/1416	11/12/2015	QC	U	V	11	100
GRANTOR: MARILYN BANKS						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S15 E68 N15$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	39,130							

REVIEW DATE 08/22/2019 BY BC Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS