

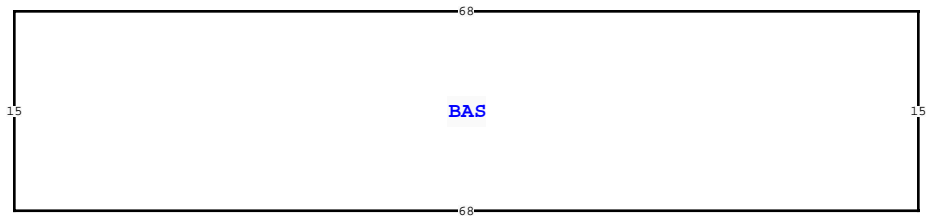
LOT 33 THE HUNT PLACE S/D.
413-590, 831-581, 1047-2336,
1261-1370, QC 1294-1609,1610,

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

2026

08-5S-16-03490-033


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		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
BAS	1,020	100	
TOTALS	1,020		99,382

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	107.07	109,211	2020	2020		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		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				99,382	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				65,130	
TOTAL MARKET VALUE				171,512	
SOH/AGL Deduction				31,689	
ASSESSED VALUE				139,823	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				139,823	
TOTAL JUST VALUE				171,512	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				158,666	
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						

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

BUILDING NOTES			
BAS= W68 S15 E68 N15\$.			

BUILDING DIMENSIONS			
BAS= W68 S15 E68 N15\$.			

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	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							