

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		1,020
			101,490

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	109.34	111,527	2020	2020	0	0	9.00	91.00	
3 MANUF 1 0% - 0			Heated Area: 1020			HX Base Yr						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>68</p> <p>15</p> <p>BAS</p> <p>15</p> <p>68</p> </div>												
<div style="border: 1px solid black; padding: 5px;"> <p>BLD DATE</p> <p>XF DATE</p> <p>INC DATE</p> </div>												
<div style="border: 1px solid black; padding: 5px;"> <p>LGL DATE</p> <p>LAND DATE</p> <p>AG DATE</p> </div>												
600 SW SEVILLE PL, LAKE CITY												
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		101,490	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		65,130	
TOTAL MARKET VALUE		173,620	
SOH/AGL Deduction		33,797	
ASSESSED VALUE		139,823	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		139,823	
TOTAL JUST VALUE		173,620	
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								