LOT 34 THE HUNT PLACE S/D.
453-96, 799-73, DC 1561-260, WD

PEARCE CASSANDRA ELIZABETH
350 MARVIN HUNT RD
LAKE CITY, FL 32024

2027

08-5S-16-03490-034

BUILDING CHARACTERISTICS

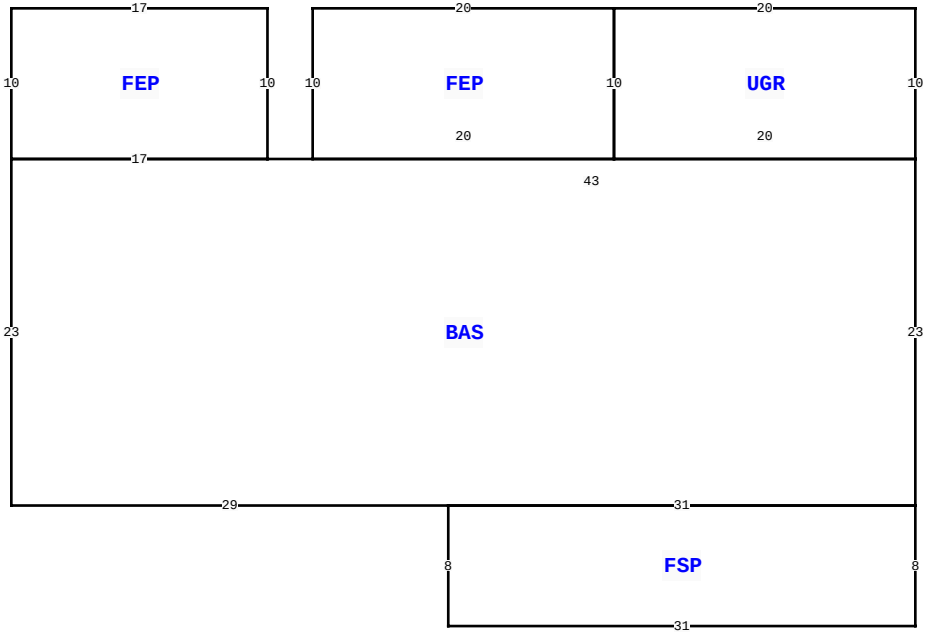
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	38,386
FEP	170	85		144	4,006
FEP	200	85		170	4,729
FSP	248	40		99	2,754
UGR	200	45		90	2,504
TOTALS	2,198			1,883	52,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,883	115.9000	69.54	130,944	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1380 HX Base Yr 1995



585 SW SEVILLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	20	40	1.00	UT	0.00	0.00	100	2004	2004	3	100	14,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,378
TOTAL MARKET OB/XF VALUE	21,800
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	139,438
SOH/AGL Deduction	66,781
ASSESSED VALUE	72,657
TOTAL EXEMPTION VALUE	HX HB 47,657
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	139,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20565	GARAGE	153	03/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2296	6/30/2026	WD	Q	I	01	199,000
GRANTOR: SIMONS GRANT						
GRANTEE: PEARCE CASSANDRA EL						
0799/0073	12/09/1993	WD	Q	I		42,500
GRANTOR: ROBERT A & DELORIS A						
GRANTEE: GRANT & GAIL R SIMO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FEP= N10 W17 S10 E17$ W17 S23 E29 FSP= S8 E31 N8 W31$ E31 N23$ UGR= N10 W20 FEP= W20 S10 E20 N10$ S10 E20$.

LAND DESCRIPTION

TOTAL OB/XF 21,800

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	0102	C	SFR/MH	100		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 10/21/2026 BY TP Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS