THE E 200 FT OF THE W 600 FT OF
HUNT PLACE S/D & THAT PART OF TH
OF THE W 600 FT LYING S OF LOT 1

MCDONALD RHONDA HARRINGTON
1269 SW DAIRY ST
LAKE CITY, FL 32024

2027

08-5S-16-03490-046

BUILDING CHARACTERISTICS

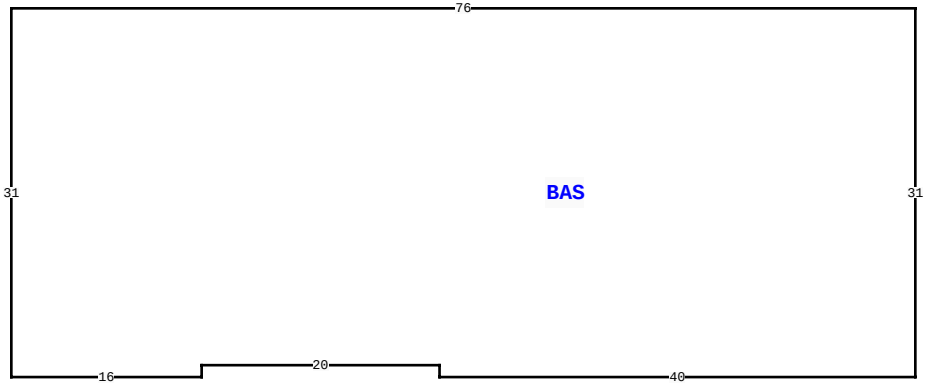
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	2,336	100		2,336	142,189
TOTALS	2,336			2,336	142,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,336	119.0000	110.67	258,525	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 2336 HX Base Yr 2023



1269 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0040	BARN,POLE	0	100	28	33	924.00	UT	2.50	2.50	100	2004	2004	3	100	2,310	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0166	CONC,PAVMT	0	100	0	0	5,120.00	UT	2.00	2.00	100	2014	2014	3	100	10,240	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,189
TOTAL MARKET OB/XF VALUE		29,450
TOTAL LAND VALUE - MARKET		19,458
TOTAL MARKET VALUE		191,097
SOH/AGL Deduction		34,284
ASSESSED VALUE		156,813
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,402
TOTAL JUST VALUE		191,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21795	M H	357	04/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/150	10/24/2022	WD	Q	I	01	235,000
GRANTOR: WILLIAMS MILTON DARRE						
GRANTEE: MCDONALD RHONDA HAR						
1478/147	10/24/2022	WD	U	I	11	100
GRANTOR: COX DONALD W						
GRANTEE: WILLIAMS MILTON DAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E16 N1 E20 S1 E40 N31$.

LAND DESCRIPTION

TOTAL OB/XF 29,450

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	100		A-1	0.00	0.00	0.94	AC		1.00	1.00	1.15	18,000.00	20,700.00	19,458							

REVIEW DATE 02/08/2023 BY CP Total Acres: 0.94 Total Land Value: 19,458 Market: 0 Agricultural: 0 Common: 19,458 PRINTED 11/17/2026 BY SYS