

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

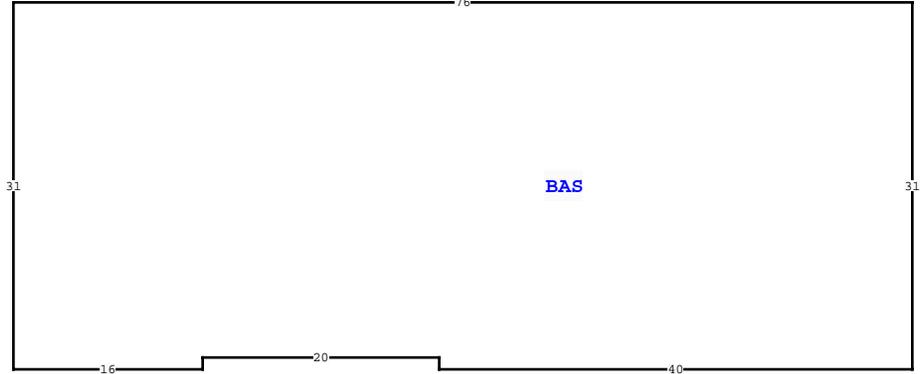
2026

08-5S-16-03490-046



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,336	100	
TOTALS	2,336		146,776

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2023	Heated Area: 2336		HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		146,776	
TOTAL MARKET OB/XF VALUE		29,450	
TOTAL LAND VALUE - MARKET		19,458	
TOTAL MARKET VALUE		195,684	
SOH/AGL Deduction		43,438	
ASSESSED VALUE		152,246	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		100,835	
TOTAL JUST VALUE		195,684	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,602	

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						

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

TOTAL OB/XF												29,450					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/08/2026			MLU											

BUILDING NOTES											

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

LAND DESCRIPTION												TOTAL OB/XF												29,450					
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	100		A-1	0.00	0.00	0.94	AC		1.00	1.00	1.15	18,000.00	20,700.00	19,458												