

LOT 3 BLOCK E TROY PINE ADD.  
309-520, 570-159, 630-232, 753-2

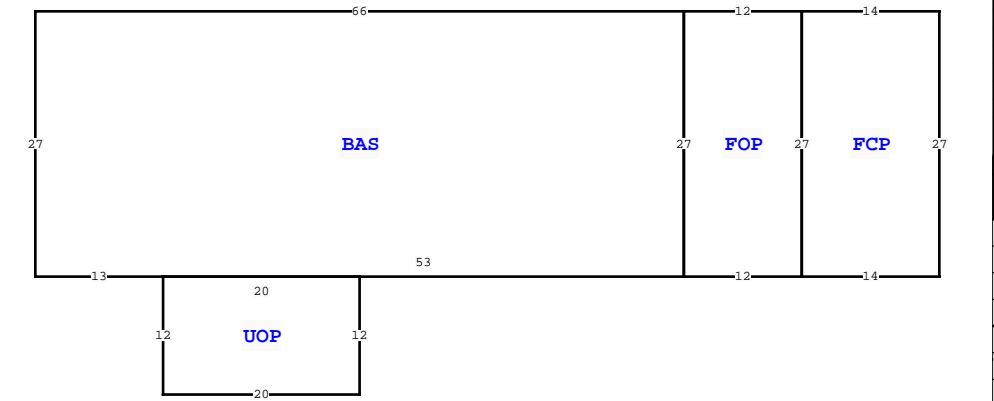
POWELL DAVID LEE  
274 SW SUNSET WAY  
LAKE CITY, FL 32024

**2026**

10-4S-16-02901-000  


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,049	108.8100	65.29	133,779	1988	1988	0	0	60.00	40.00



Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	10416.070 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,782	100
FCP	378	25
FOP	324	35
UOP	240	25
TOTALS	2,724	53,512

274 SW SUNSET WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993
2	0031	BARN,MT AE	0	100	0	0	UT	0.00	0.00	100	2014
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2019
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019

TOTAL OB/XF 16,500

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			53,512
TOTAL MARKET OB/XF VALUE			16,500
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			88,512
SOH/AGL Deduction			23,277
ASSESSED VALUE			65,235
TOTAL EXEMPTION VALUE	HX HB		40,235
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			88,512
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			88,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8480	M H	125	06/10/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/546	9/23/2025	QC	U	I	11	100
GRANTOR: POWELL JASON C						
GRANTEE: POWELL DAVID L						
1397/2342	10/31/2019	WD	U	I	30	100
GRANTOR: JASON LEE POWELL & DA						
GRANTEE: J C POWELL & D L PO						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S27 E13 UOP= S12 E20 N12 W20\$ E53 FOP= E12 FCP= E14 N27 W14 S27\$ N27 W12S27\$ N27\$.											