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

2027

10-4S-16-02901-000

BUILDING CHARACTERISTICS

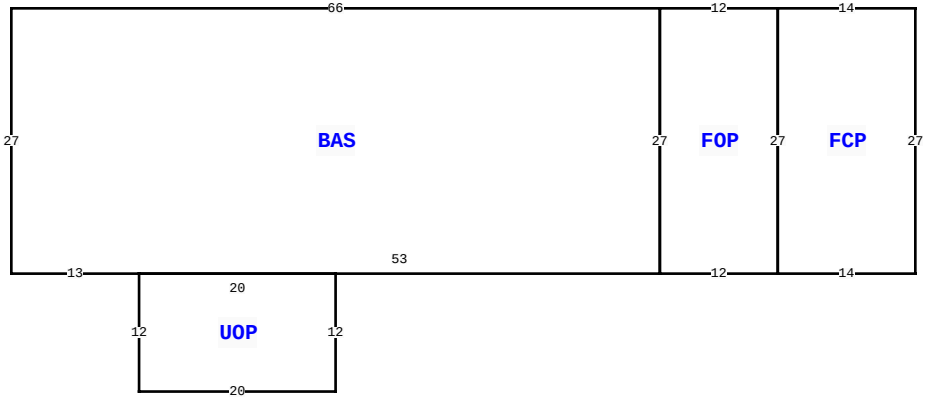
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	46,539
FCP	378	25		94	2,455
FOP	324	35		113	2,951
UOP	240	25		60	1,567
TOTALS	2,724			2,049	53,512

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	0	60.00	40.00

6 MOBILE HME 100% - 2022 Heated Area: 1782 HX Base Yr 2022



274 SW SUNSET WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	1993	1993	3	100	1,200	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	8,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

COLUMBIA COUNTY PROPERTY

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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	21,320
ASSESSED VALUE	67,192
TOTAL EXEMPTION VALUE	HX HB 42,192
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$.

LAND DESCRIPTION

TOTAL OB/XF 16,500

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

REVIEW DATE 01/19/2024 BY KS Total Acres: 0.91 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS