COMM NE COR OF SE1/4 OF SW1/4, R
FOR POB, RUN W 549.41 FT, S 416.
A 60 FT EASEMENT, RUN E 547.69 F

CASSIDY JO-ANN GAIL
529 SW SUNNY ACRES GLN
LAKE CITY, FL 32024

2027

10-5S-16-03525-213

BUILDING CHARACTERISTICS

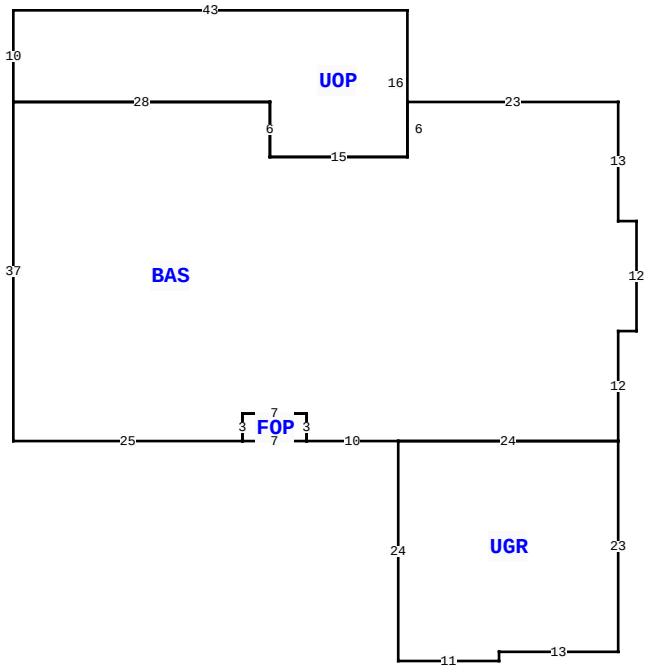
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		10516.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,355	100		2,355	94,984
FOP	21	30		6	242
UGR	563	45		253	10,204
UOP	520	20		104	4,195
TOTALS	3,459			2,718	109,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,718	83.8080	92.19	250,572	2007	2020	0	0	50	6.25	43.75

2 SINGLE FAM 100% - 2022 Heated Area: 2355 HX Base Yr 2022



529 SW SUNNY ACRES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,625
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	175,625
SOH/AGL Deduction	20,258
ASSESSED VALUE	155,367
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	53,956
TOTAL JUST VALUE	175,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,611

SALE:3:1: 5.25 AC $.70 STAMPS

SALE:2:1: REPO

SALE:1:1: WELL & SEPTIC INCLUDED

BLDG:1:1: SAND MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25240	SFR	688	11/20/2006
7960	M H	100	01/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1061/2789	10/14/2005	QC	Q	V	06	100
GRANTOR: DAVI HUMMELL						
GRANTEE: JO-ANN GAIL CASSIDY						
1031/1887	11/23/2004	WD	Q	I		35,000
GRANTOR: DOTTIE T DENNARD						
GRANTEE: DAVID J HUMMELL & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=40,50] E25 N3 E7 S3 E10 E24 N12 E2 N12 W2 N13 W23 S6 W15 N6 W28 S37 $
UOP=[ORIG=40,13] E28 S6 E15 N16 W43 S10 $
FOP=[ORIG=65,50] E7 N3 W7 S3 $
UGR=[ORIG=82,74] E11 N1 E13 N23 W24 S24 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0100	C	SFR	100		A-1	0.00	0.00	5.25	AC		1.00	1.00	1.00	12,000.00	12,000.00	63,000							

REVIEW DATE 09/12/2019 BY BC Total Acres: 5.25 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/17/2026 BY SYS