

COMM AT NW COR OF SE1/4 OF SE1/4  
 FT FOR POB S 342.24 FT, E 137.43  
 FT, W 137.45 FT TO POB.

HAMBRICK AVON AS TRUSTEE  
 P O BOX 444  
 WILDWOOD, FL 32785

**2026**

10-5S-17-09198-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 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		2 100	
Bathrooms		3 100	
Stories	1.	1. 100	
Architctual Units	01	CONV 100 0 100	
Quality	04	04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,288	100	
TOTALS	1,288		1,288
			34,812

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,288	107.2550	67.57	87,030	1986	1986		0	0	60.00	40.00
2 MOBILE HME			0% - 0	Heated Area: 1288			HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">23</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">23</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE										05/08/2026		MLU
LAND DATE												
AG DATE												

326 SE MYRTIS RD, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			34,812
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			19,440
TOTAL MARKET VALUE			61,252
SOH/AGL Deduction			14,762
ASSESSED VALUE			46,490
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			46,490
TOTAL JUST VALUE			61,252
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34363	M H	438	08/22/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/2167	2/27/2015	TR	U	I	11	100
GRANTOR: AVON HAMBRICK						
GRANTEE: AVON HAMBRICK AS TR						
1258/0917	7/19/2013	QC	U	I	11	100
GRANTOR: EDWARD REED						
GRANTEE: AVON HAMBRICK						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S23 E56 N23\$.	

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	9945	Well/Sept	0	0	0	0		7,000.00	100			3	100	7,000

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	0			0.00	0.00	1.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,440							