

LOT 2 HUNTERS LANDING S/D.
ORB 958-2205, 985-249,
WD 1027-813, WD 1173-1202,

EDWARDS PEGGY L/OLIVER SUSAN M
300 NW CANTON LN
LAKE CITY, FL 32055

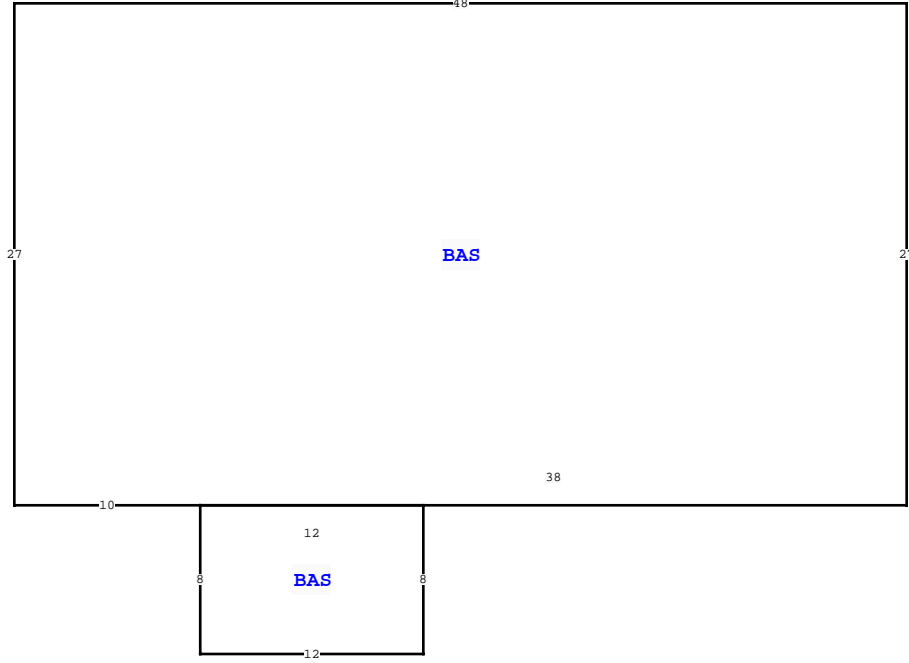
2026

13-3S-16-02100-102



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	03
NEIGHBORHOOD/LOC	13316.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	96	100	
BAS	1,296	100	
TOTALS	1,392		1,392
			82,692

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%	2005	Heated Area: 1392			HX Base Yr 2005			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		82,692	
TOTAL MARKET OB/XF VALUE		12,400	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		115,092	
SOH/AGL Deduction		59,545	
ASSESSED VALUE		55,547	
TOTAL EXEMPTION VALUE		HX HB SX 55,547	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		115,092	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		113,592	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18765	M H	125	09/25/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1173/1202	10/01/2004	WD	Q	I	01	0
GRANTOR: RONNIE & JERRY CORBET						
GRANTEE: PEGGY L EDWARDS & S						
1027/0813	10/01/2004	WD	Q	I		54,500
GRANTOR: CORBETT						
GRANTEE: PEGGY L EDWARDS & S						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2009
2	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2009
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100	
4	0260	PAVEMENT-A	0	100	0	0	0	3,000.00	3,000.00	100	2023

TOTAL OB/XF											
12,400											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/08/2026		MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 S27 E10 BAS= S8 E12 N8 W12\$ E38 N27\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00	LT	1.00