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

2027

13-3S-16-02100-102

BUILDING CHARACTERISTICS

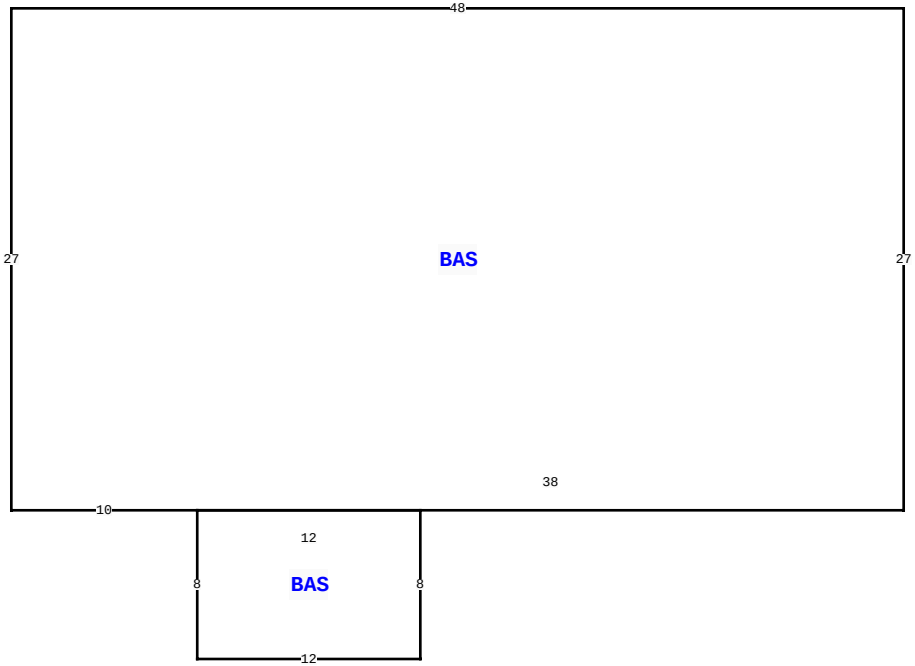
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	5,642
BAS	1,296	100		1,296	76,170
TOTALS	1,392			1,392	81,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,392	114.9000	106.86	148,749	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1392 HX Base Yr 2005



300 NW CANTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,812
TOTAL MARKET OB/XF VALUE		12,400
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		114,212
SOH/AGL Deduction		56,999
ASSESSED VALUE		57,213
TOTAL EXEMPTION VALUE	HX HB SX	57,213
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		114,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,092

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	2009	2009	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,400

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.69 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS