LOT 3 HUNTERS LANDING S/D.

AG 1038-330, QC 1269-969,970, WD

CURRY ALFONSO LEON
358 NW CANTON LN
LAKE CITY, FL 32055

2027

13-3S-16-02100-103

BUILDING CHARACTERISTICS

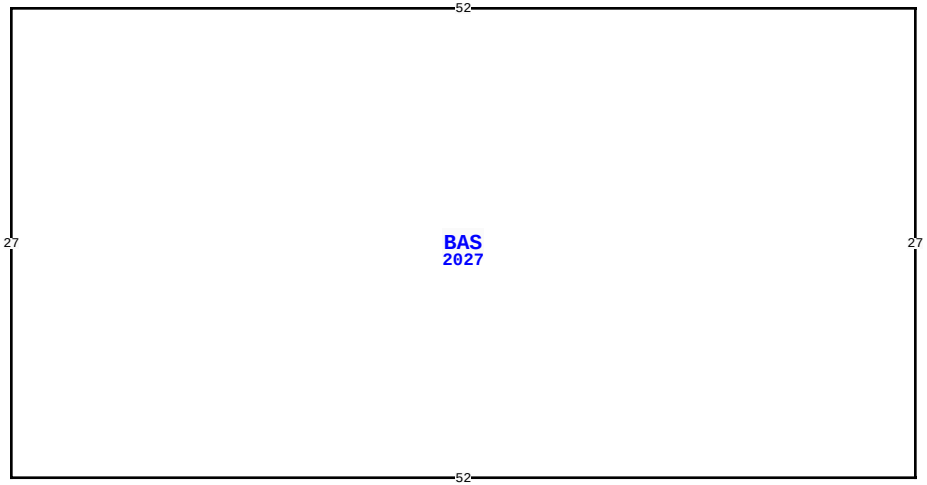
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	1,404	100	2027	1,404	149,260
TOTALS	1,404			1,404	149,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.0000	108.48	152,306	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 1404 HX Base Yr



358 NW CANTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,260
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	176,260
SOH/AGL Deduction	0
ASSESSED VALUE	176,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,260
TOTAL JUST VALUE	176,260
NCON VALUE	149,260
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054571	Mobile Home		11/25/2025
000054516	Right-of-Way Acce		11/18/2025
18819	M H	125	10/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2634	10/15/2025	WD	Q	I	01	45,000
GRANTOR: JERRY'S ONE STOP MOBI						
GRANTEE: CURRY ALFONSO LEON						
1499/2305	9/28/2023	WD	U	I	34	15,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JERRY'S ONE STOP MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=14,9] E52 S27 W52 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		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 03/02/2026 BY justin Total Acres: 1.55 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS