LOT 18 BLOCK B HIDDEN ACRES S/D.
971-1597, WD 1031-336, CT 1151-1

GURNEY ROBERT/GURNEY JENICE MARIE
290 SE DAN CT
LAKE CITY, FL 32025

2027

15-4S-17-08355-318

BUILDING CHARACTERISTICS

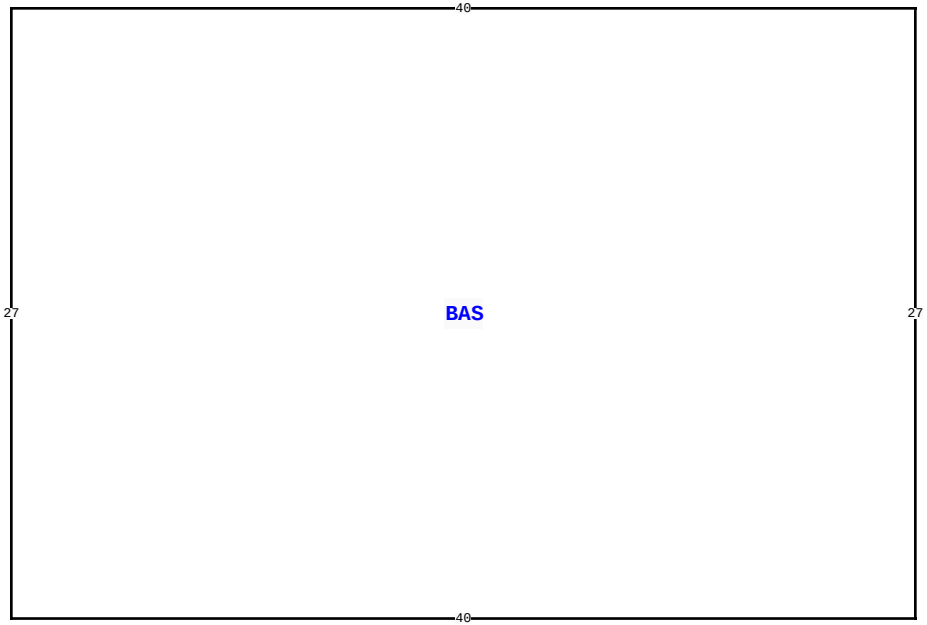
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 06
NEIGHBORHOOD/LOC	15417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	94,424
TOTALS	1,080			1,080	94,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	119.0000	110.67	119,524	2004	2015	0	0	0	21.00	79.00

1 MANUF 1 0% - 2023 Heated Area: 1080 HX Base Yr



290 SE DAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	94,424
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	121,424
SOH/AGL Deduction	0
ASSESSED VALUE	121,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,424
TOTAL JUST VALUE	121,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22515	M H	447	11/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/299	3/18/2022	WD	Q	I	01	122,900
GRANTOR: BATES KRISTIN						
GRANTEE: GURNEY ROBERT						
1451/2468	11/04/2021	WD	Q	I	01	115,000
GRANTOR: COURSON JERRY W						
GRANTEE: BATES KRISTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/06/2021 BY CP Total Acres: 1.11 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS