(AKA LOT 11, SUNNYBROOK SURVEY U
COMM SW COR OF NW1/4 OF NE1/4, R
R/W LINE OF NE SUNNYBROOK RD FOR

HEWETT JACKIE/MARTIN LEONARD
355 NE SUNNY BROOK ST
LAKE CITY, FL 32055

2027

20-3S-17-05180-001

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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 07

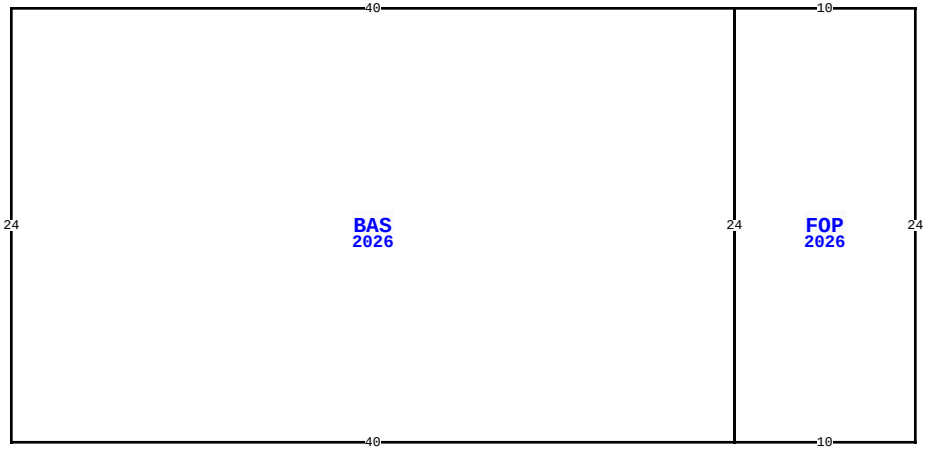
NEIGHBORHOOD/LOC 20317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2026	960	101,606
FOP	240	35	2026	84	8,891
TOTALS	1,200			1,044	110,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,044	112.5000	108.00	112,752	2024	2024	0	0	0	2.00	98.00

2 MANUF 2 100% - 2026 Heated Area: 960 HX Base Yr 2026



355 NE SUNNYBROOK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,497
TOTAL MARKET OB/XF VALUE		2,120
TOTAL LAND VALUE - MARKET		15,246
TOTAL MARKET VALUE		127,863
SOH/AGL Deduction		0
ASSESSED VALUE		127,863
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		26,452
TOTAL JUST VALUE		127,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053844	Mobile Home		08/14/2025
000053778	Right-of-Way Acce		08/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2197	6/04/2025	QC	U	I	11	100
GRANTOR: YAVORSKI EDWARD S						
GRANTEE: HEWETT JACKIE						
1453/2772	12/06/2021	QC	U	I	11	36,900
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: YAVORSKI EDWARD S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,11] E40 S24 W40 N24 $
FOP=[YR=2026;ORIG=55,11] E10 S24 W10 N24 $
.

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	0021	BARN,FR AE	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,320	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,120

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		00	0.00	0.00	43,560.00	SF		1.00	1.00	0.70	0.50	0.35	15,246							

REVIEW DATE 09/29/2025 BY justin Total Acres: 1.00 Total Land Value: 15,246 Market: 0 Agricultural: 0 Common: 15,246 PRINTED 11/17/2026 BY SYS