

LOT 4 PINE OAK HAMMOCK S/D.
763-1830, 798-988, 803-2266, 846

MUDDIMAN DONALD A/MUDDIMAN JEAN E
551 SW HAMMOCK HILL CIR
LAKE CITY, FL 32024

2026

21-6S-17-09736-104

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	06	06	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22617.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
FSP	144	40	
UOP	360	25	
TOTALS	2,784		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	100%	- 2016																			
Heated Area: 2280						HX Base Yr 2016																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		247,553	
TOTAL MARKET OB/XF VALUE		25,492	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		313,045	
SOH/AGL Deduction		193,176	
ASSESSED VALUE		119,869	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		68,458	
TOTAL JUST VALUE		313,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,089	
SALE:5:1: LOT 4 PINE OAK HAMMOCK			
SALE:4:1: TERMINATION OF AGREEMENT FOR DEED			
SALE:3:1: LOT 4 PINE OAK HAMMOCK			
SALE:2:1: IN LIEU OF FORECLOSURE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045261	Solar Power Syste	28,000	08/23/2022
33055	M H	500	06/05/2015
10754	M H	125	02/14/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/1051	11/12/2014	WD	Q	V	01	21,500
GRANTOR: CHARLES A & DIANNE E						
GRANTEE: DONALD A & JEAN E M						
0852/0715	1/23/1998	WD	Q	V	03	12,500
GRANTOR: STOKES NASSAU						
GRANTEE: MATTHEWS						

EXTRA FEATURES																
L N	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	0031	BARN,MT AE	0	100	28	55		1,540.00	UT	9.00	100	2015	2015	3	100	13,860
2	0166	CONC,PAVMT	0	100	0	0		2,316.00	UT	2.00	100	2015	2015	3	100	4,632
3	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	7,000.00	100		3	100	7,000
TOTALS												2,784		2,428	247,553	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							