LOT 12 GREAT SOUTH TIMBER UNR: C
S1/2 OF NW1/4, RUN E 1667.23 FT,
FOR POB, RUN E 947.49 FT, S 460.

HUNT MATTHEW EDWARD/HUNT ROBBI
261 SW BEYOND CT
LAKE CITY, FL 32024

2027

24-5S-16-03707-012

BUILDING CHARACTERISTICS

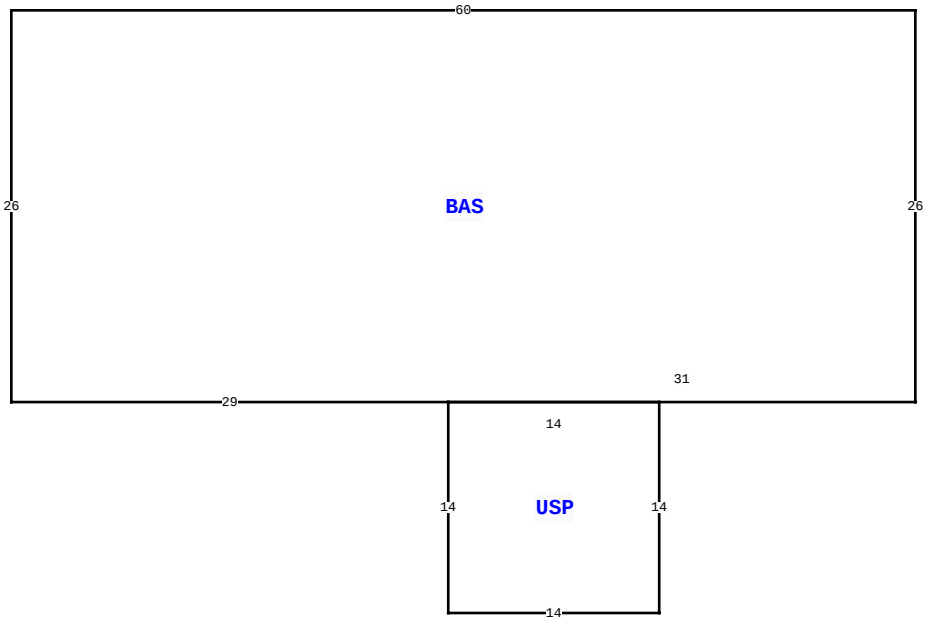
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	90,888
USP	196	35		69	4,020
TOTALS	1,756			1,629	94,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,629	113.9000	105.93	172,560	2000	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1560 HX Base Yr



261 SW BEYOND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	0	12	28	336.00	UT	10.00	10.00	100	2009	2009	3	100	3,360	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
8	0296	SHED METAL	0	0	0	0	1.00	UT	2,200.00	2,200.00	100	2026	2025		100	2,200	
9	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	305,336
TOTAL MARKET OB/XF VALUE	23,060
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	438,616
SOH/AGL Deduction	0
ASSESSED VALUE	438,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	438,616
TOTAL JUST VALUE	438,616
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	441,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045306	Mobile Home		11/02/2022
16802	M H	125	03/27/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/2668	7/30/2026	WD	Q	I	01	340,000
GRANTOR: DURST WILLIAM C						
GRANTEE: HUNT MATTHEW EDWARD						
1467/1050	5/20/2022	WD	Q	I	03	250,000
GRANTOR: AWAKE INC						
GRANTEE: DURST WILLIAM C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S26 E29 USP= S14 E14 N14 W14$ E31 N26$.

LAND DESCRIPTION

TOTAL OB/XF 23,060

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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 03/06/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS

LOT 12 GREAT SOUTH TIMBER UNR: C
S1/2 OF NW1/4, RUN E 1667.23 FT,
FOR POB, RUN E 947.49 FT, S 460.

HUNT MATTHEW EDWARD/HUNT ROBBI
261 SW BEYOND CT
LAKE CITY, FL 32024

2027

24-5S-16-03707-012

BUILDING CHARACTERISTICS

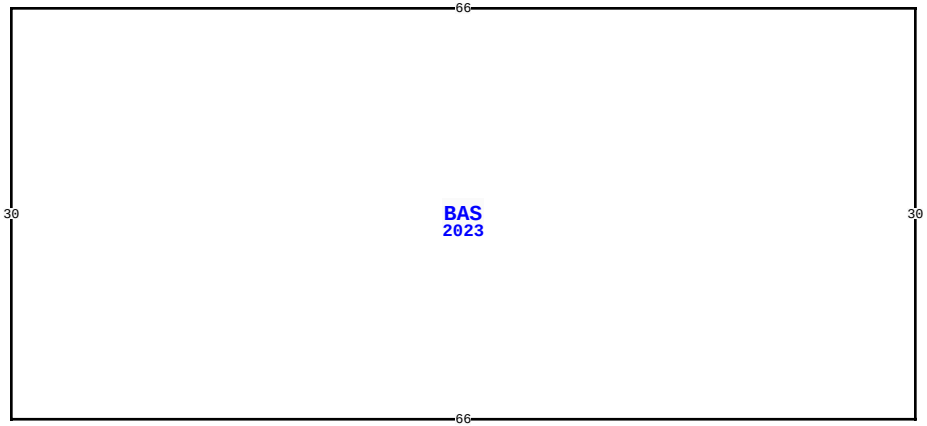
ELEMENT	CD	CONSTRUCTION
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Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2023	1,980	210,428
TOTALS	1,980			1,980	210,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,980	113.0000	111.87	221,503	2022	2022	0	0	0	5.00	95.00

2 MANUF 3 0% - 2026 Heated Area: 1980 HX Base Yr



261 SW BEYOND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL JUST VALUE	438,616
NCON VALUE	0
INCOME VALUE	
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1467/1050	5/20/2022	WD	Q	I	03	250,000
GRANTOR: AWAKE INC						
GRANTEE: DURST WILLIAM C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-20,19] W66 S30 E66 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/06/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS