W1/2 OF NE1/4 OF NE1/4 OF
NE1/4. ORB 802-002,
PROB#03-353-CP ORB 1005-49

HUNTER MARK/HUNTER MARILYN
3630 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2027

25-2S-15-00092-003

BUILDING CHARACTERISTICS

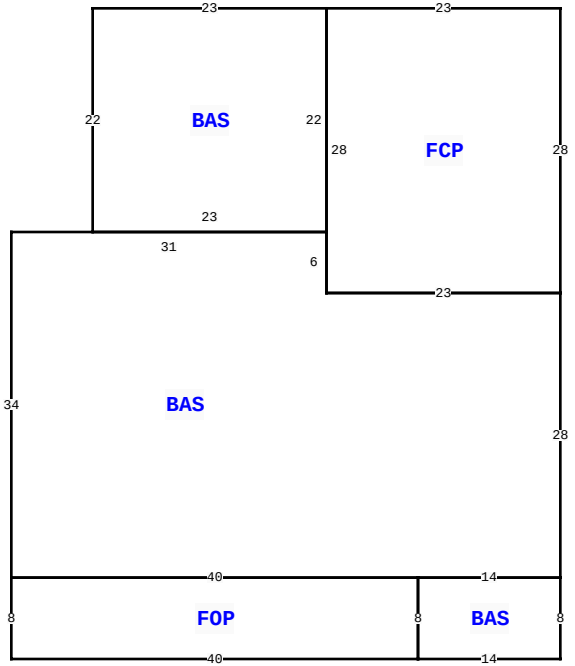
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	25215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100		112	10,949
BAS	506	100		506	49,467
BAS	1,698	100		1,698	165,998
FCP	644	25		161	15,739
FOP	320	30		96	9,385
TOTALS	3,280			2,573	251,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,573	108.3840	119.22	306,753	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2008 Heated Area: 2316 HX Base Yr 2008



3630 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		251,537
TOTAL MARKET OB/XF VALUE		11,500
TOTAL LAND VALUE - MARKET		45,450
TOTAL MARKET VALUE		308,487
SOH/AGL Deduction		146,256
ASSESSED VALUE		162,231
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,820
TOTAL JUST VALUE		308,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,066

SALE:1:1: 5.05 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36150	ADDN SFR	320	01/04/2018
25351	SFR	510	10/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/1088	4/22/2005	WD	Q	I		49,000
GRANTOR: RHONDA ANDREWS						
GRANTEE: MARK & MARILYN HUNT						
1031/1183	11/23/2004	PR	Q	V	06	100
GRANTOR: WILLIAM ANDREWS ESTAT						
GRANTEE: RHONDA ANDREWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N6 BAS= N22 W23 S22 E23$ W31 S34 FOP= S8 E40 N8 W40$ E40 BAS= S8 E14 N8 W14$ E14 N28FCP= N28 W23 S28 E23$.

LAND DESCRIPTION

TOTAL OB/XF 11,500

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	0100	C	SFR	100		00	0.00	0.00	4.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,450							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 12/01/2022 BY KS Total Acres: 5.05 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 11/17/2026 BY SYS