

LOT 5 HUCKLEBERRY HILL S/D.
395-160, 587-379, 690-218, WD 11

SMITH DAVID/SMITH LAURIE
296 SE DUANE LN
LAKE CITY, FL 32025

2026

25-4S-17-08739-005
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		2,280
			88,351

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2018								
				Heated Area: 2280			HX Base Yr	2018			

76

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BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,351
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			37,120
TOTAL MARKET VALUE			133,671
SOH/AGL Deduction			33,945
ASSESSED VALUE			99,726
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			48,315
TOTAL JUST VALUE			133,671
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25969	M H	275	06/28/2007
11722	M H	125	10/03/1996
9136	PUMP/UTPOL	30	12/06/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/0056	10/16/2017	WD	Q	I	01	95,000
GRANTOR: GUY MARK THURSTON						
GRANTEE: DAVID & LAURIE SMIT						
1346/0055	8/16/2017	WD	U	I	11	0
GRANTOR: JONATHAN BAKER & AMBE						
GRANTEE: GUY MARK THURSTON						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0190	FPLC PF	0	100	0
2	9945	Well/Sept	0	100	0

TOTAL OB/XF												8,200			
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	0190	FPLC PF	0	100	0		1.00	UT 1,200.00	1,200.00	100	2017	2017	3	100	1,200
2	9945	Well/Sept	0	100	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W76 S30 E76 N30\$.											

LAND DESCRIPTION												TOTAL OB/XF												8,200	
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		00	0.00	0.00	2.32	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,120								