

LOT 15 HUCKLEBERRY HILL S/D.  
691-527, 748-1274, DC 1565-134

PASSBERGER JOAN A  
350 SE DOPPLER CT  
LAKE CITY, FL 32025

**2026**

25-4S-17-08739-015  
VALUATION SUMMARY

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	26 ALM SIDING 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	02 WINDOW 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architctual	01 CONV 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 02				
NEIGHBORHOOD/LOC	25417.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,041
TOTALS	924			924	23,041

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 0		Heated Area: 924					HX Base Yr		
<div style="border: 1px solid black; padding: 10px; text-align: center;"> </div>												
BLD DATE				LGL DATE				05/06/2026 MLU				
XF DATE				LAND DATE								
INC DATE				AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		23,041	
TOTAL MARKET OB/XF VALUE		7,500	
TOTAL LAND VALUE - MARKET		40,600	
TOTAL MARKET VALUE		71,141	
SOH/AGL Deduction		28,987	
ASSESSED VALUE		42,154	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		17,154	
TOTAL JUST VALUE		71,141	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		71,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0748/1274	7/22/1991	WD	U	V	12	9,500
GRANTOR: NOAH LINDSEY						
GRANTEE: HELMUT PASSBERGER						
0691/0527	7/14/1989	WD	U	V		9,900
GRANTOR: DICKS LENVIL						
GRANTEE: LINDSEY NOAH						

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	0070	CARPORT UF	0	100	0	0			0.00	100	2013	2013	3	100	500	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

LAND DESCRIPTION													TOTAL OB/XF					7,500						
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	0102	C	SFR/MH	100		00	0.00	0.00	2.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	40,600							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W66 S14 E66 N14\$.												