LOT 27 BLOCK A COUNTRY LANE ESTA
787-2300, WD 1548-666, WD 1550-9

BUNTON AUSTIN
438 SE CHASTEEN LN
LAKE CITY, FL 32025

2027

28-2S-16-01771-127

BUILDING CHARACTERISTICS

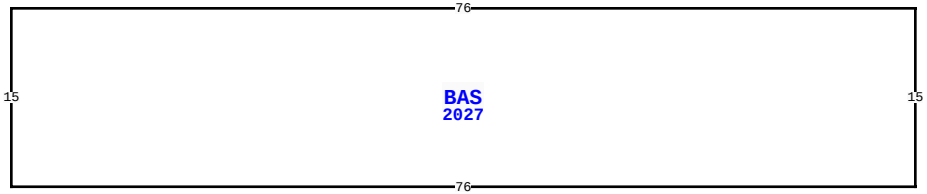
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	28216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2027	1,140	100,995
TOTALS	1,140			1,140	100,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,140	113.0000	90.40	103,056	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1140 HX Base Yr



862 NW FIDDLERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,995
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	157,995
SOH/AGL Deduction	0
ASSESSED VALUE	157,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,995
TOTAL JUST VALUE	157,995
NCON VALUE	107,995
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

SALE:1:1: LOT 27 BLOCK A COUNTRY LANE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054351	Mobile Home		10/29/2025
000054247	Right-of-Way Acce		10/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/951	8/29/2025	WD	Q	V	01	70,000
GRANTOR: HIGHER GROUND VENTURE						
GRANTEE: BUNTON AUSTIN						
1548/666	8/25/2025	WD	Q	V	01	40,000
GRANTOR: PHOEBUS FRANK						
GRANTEE: HIGHER GROUND VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=19,5] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/02/2026 BY robin Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS