BEG NW COR OF NW1/4 OF SEC 28, S
374.74 FT, N 658.34 FT TO N LINE
374.76 FT TO POB.

DAVIS RUSSELL E/DAVIS LYNNDA M
390 NE HUNT LN
LAKE CITY, FL 32055

2027

28-2S-17-04771-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 03

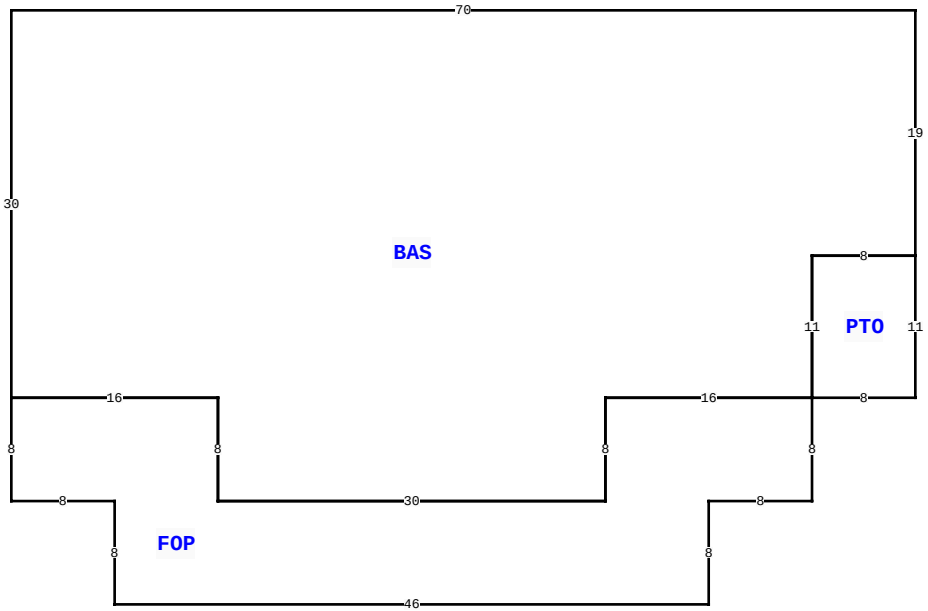
NEIGHBORHOOD/LOC 28217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100		2,252	160,564
FOP	624	30		187	13,333
PTO	88	5		4	285
TOTALS	2,964			2,443	174,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,443	99.7160	109.69	267,973	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2252 HX Base Yr



390 NE HUNT LN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/15/2025 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	0040	BARN,POLE	0	100	36	45	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,182
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		24,425
TOTAL MARKET VALUE		181,684
SOH/AGL Deduction		69,611
ASSESSED VALUE		112,073
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,662
TOTAL JUST VALUE		201,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
001560	SFR	48,000	08/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2224	12/19/2024	LE	U	I	14	100

GRANTOR: DAVIS RUSSELL E

GRANTEE: DAVIS RUSSELL E (EN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S30 FOP= S8 E8 S8 E46 N8 E8 N8 W16 S8 W30 N8 W16$
E16 S8 E30 N8 E16 PTO= E8 N11 W8 S11$ N11 E8 N19$.

LAND DESCRIPTION

TOTAL OB/XF 2,700

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.65	AC		1.00	1.00	1.00	280.00	280.00	1,302							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.65	AC		1.00	1.00	1.00	4,500.00	4,500.00	20,925							

REVIEW DATE 08/04/2015 BY DF Total Acres: 5.65 Total Land Value: 4,802 Market: 20,925 Agricultural: 1,302 Common: 3,500 PRINTED 11/17/2026 BY SYS