

BEG INTERS S LINE OF N1/2 OF
 NE1/4 OF SE1/4 & E R/W US-41,
 RUN NW ALONG R/W 608.76 FT,

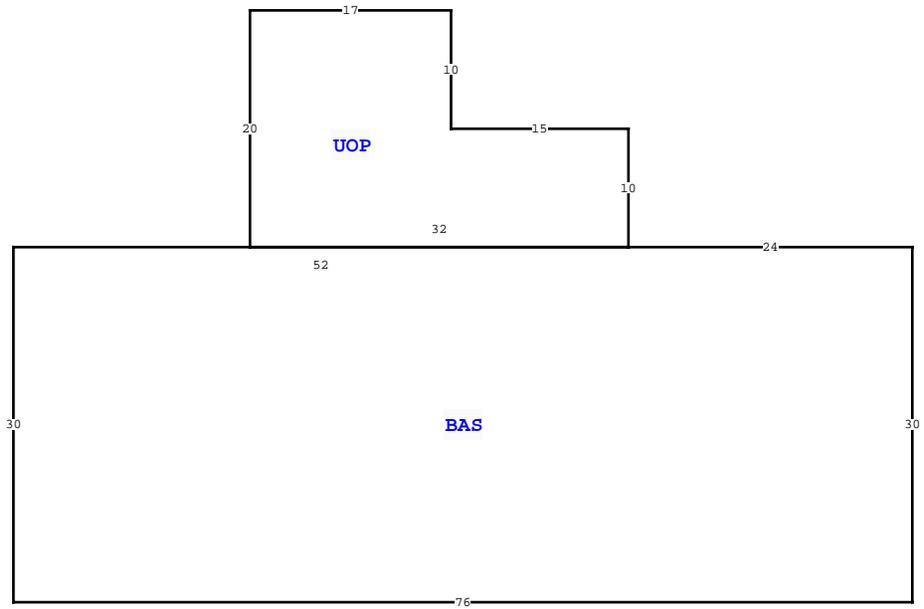
DUNCAN DONNA M/DUNCAN WILLIAM P
 234 SE SCHNEIDERS GLN
 LAKE CITY, FL 32024

2026

28-4S-17-08825-005

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 Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	28417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
UOP	490	25	
TOTALS	2,770		

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%	- 1999								
				Heated Area: 2280			HX Base Yr 1999				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			68,947
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			74,360
TOTAL MARKET VALUE			150,707
SOH/AGL Deduction			75,062
ASSESSED VALUE			75,645
TOTAL EXEMPTION VALUE	HX HB	50,645	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			150,707
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22593	SFR	495	12/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0849/1414	12/01/1997	WD	Q	V	01	100

GRANTOR: MARY BURT
 GRANTEE: DONNA & WILLIAM DUN

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 UOP= N10 W15 N10 W17 S20 E32\$ W52 S30 E76 N30\$.	

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	0040	BARN, POLE	0	100	16	20			2.50	50	2004	2004	3	50	400	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

LAND DESCRIPTION															TOTAL OB/XF									
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		A-1	0.00	0.00	5.72	AC		1.00	1.00	1.00	13,000.00	13,000.00	74,360							