

COMM NE COR, RUN W 584.55 FT, S  
TO S R/W HUNT RD FOR POB, CONT S  
W 164.38 FT, N 315 FT, E ALONG R

CHARRON KARIN D  
232 NE HUNT LANE  
LAKE CITY, FL 32055

**2026**

29-2S-17-04777-001

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	12	CEDAR	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	15	HARDTILE	60		
Interior Floo	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	29217.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,229	100		2,229	221,424
FOP	1,120	30		336	33,378
UOP	136	20		27	2,682
TOTALS	3,485			2,592	257,483

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2000		347,950	1999	1999	0	0	26.00	74.00
Heated Area: 2229											
HX Base Yr 2000											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				257,483		
TOTAL MARKET OB/XF VALUE				2,400		
TOTAL LAND VALUE - MARKET				14,280		
TOTAL MARKET VALUE				274,163		
SOH/AGL Deduction				102,143		
ASSESSED VALUE				172,020		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				120,609		
TOTAL JUST VALUE				274,163		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				268,909		
XFOB:1:1: DESTINY MH						
BLDG:1:1: DESTINY MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
14755	SFR	355	11/20/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/1525	12/19/2008	WD	Q	I	01	100
GRANTOR: DAVID & KARIN CHARRON						
GRANTEE: KARIN CHARRON						
0869/1021	11/12/1998	WD	U	I		0
GRANTOR: RUSSELL & LINDA DAVIS						
GRANTEE: KARIN CHARRON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W17 S45 FOP= S8 E65 N51 UOP= N8 W17 S8 E17\$ W48 S8 E40 S12 E4 S16 W4 S7 W57\$ E57 N7 E4 N16 W4 N12 W40 N10\$.						

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	20	40		1.00	UT 0.00	0.00	100	1999	1999	3	100	2,400

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	0100	C	SFR	100		A-1	0.00	0.00	1.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,280							