

COMM NE COR OF SEC, W 584.55 FT,
TO S R/W LINE OF A CNTY RD & POB
S 315 FT, E 164.38 FT N 315.48 F

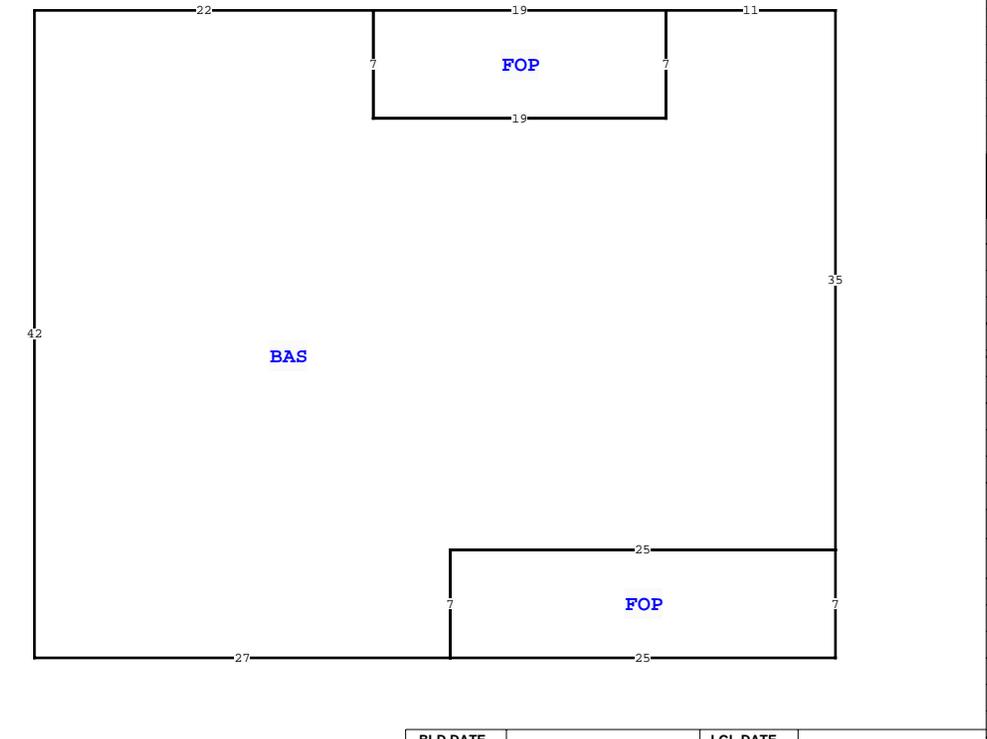
HANCOCK AMBER LYNN DAVIS
256 NE HUNT LN
LAKE CITY, FL 32055

2026

29-2S-17-04777-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	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
BAS	1,876	100	
FOP	133	30	
FOP	175	30	
TOTALS	2,184		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2008		256,568	2010	2010	0	0	15.00	85.00
			Heated Area: 1876				HX Base Yr 2008				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			218,083
TOTAL MARKET OB/XF VALUE			1,728
TOTAL LAND VALUE - MARKET			14,280
TOTAL MARKET VALUE			234,091
SOH/AGL Deduction			88,536
ASSESSED VALUE			145,555
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			89,144
TOTAL JUST VALUE			234,091
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28199	SFR	647	11/05/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1235/2169	6/01/2012	WD	U	I	30	100
GRANTOR: AMBER LYNN DAVIS HANC						
GRANTEE: AMBER LYNN DAVIS HA						
1098/2401	10/06/2006	WD	Q	V	06	100
GRANTOR: RUSSELL E & LUNNDA M						
GRANTEE: AMBER LYNN DAVIS HA						

EXTRA FEATURES		256 NE HUNT LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0040	BARN, POLE	3.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/07/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W11 FOP= W19 S7 E19 N7S S7 W19 N7 W22 S42 E27 FOP= E25 N7 W25 S7S N7 E25 N35S.	

LAND DESCRIPTION		TOTAL OB/XF															1,728							
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							