BEG SW COR, E 1901.18 FT, N 839.
N 499 FT, S 59 DEG W 1803.80 FT
SEC, S 258.25 FT TO POB. ALSO CO

MACLAREN GUSSIE M
387 SW HUNTER RD
LAKE CITY, FL 32024

2027

30-3S-16-02411-002

BUILDING CHARACTERISTICS

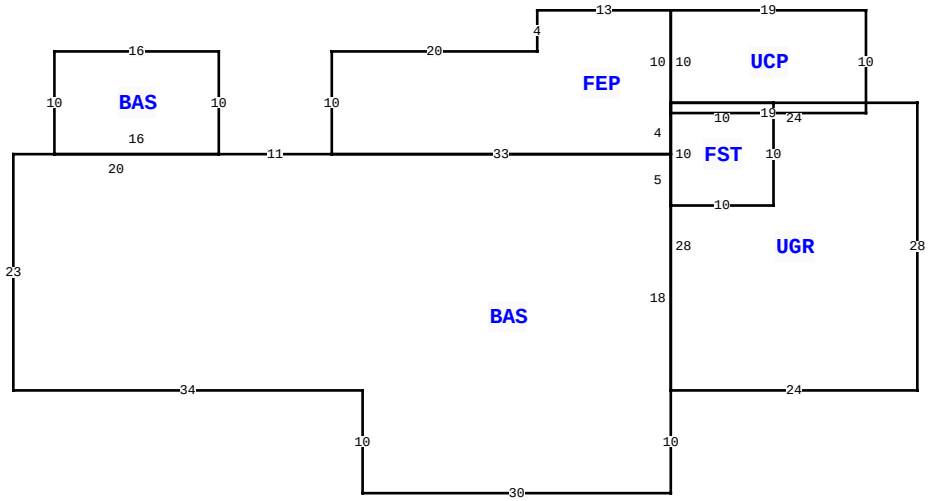
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 80
Roof Cover	01	MINIMUM 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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 01
NEIGHBORHOOD/LOC	30316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	4,262
BAS	1,772	100		1,772	47,206
FEP	382	85		325	8,658
FST	100	55		55	1,465
UCP	190	20		38	1,012
UGR	672	45		302	8,045
TOTALS	3,276			2,652	70,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,652	111.0000	66.60	176,623	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1932 HX Base Yr



253 SW HUNTER RD, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
6	9945	Well/Sept	0	0	0	0	3.00	UT	7,000.00	7,000.00	100			3	100	21,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,649
TOTAL MARKET OB/XF VALUE	36,700
TOTAL LAND VALUE - MARKET	181,305
TOTAL MARKET VALUE	288,654
SOH/AGL Deduction	83,555
ASSESSED VALUE	205,099
TOTAL EXEMPTION VALUE	98 HX HB 189,396
BASE TAXABLE VALUE	15,703
TOTAL JUST VALUE	288,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 BAS= N10 W16 S10 E16$ W20 S23 E34 S10 E30 N10 UGR= E24 N28 W24 S28$ N18 FST= E10 N10 W10 S10$ N5 FEP= N4 UCP= E19 N10 W19 S10$ N10 W13 S4 W20 S10 E33$ W33$.

LAND DESCRIPTION

TOTAL OB/XF 36,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	26.97	AC		1.00	1.00	1.00	6,500.00	6,500.00	175,305							

REVIEW DATE 09/12/2018 BY KR Total Acres: 27.97 Total Land Value: 181,305 Market: 0 Agricultural: 0 Common: 181,305 PRINTED 11/17/2026 BY SYS