

COMM AT NE COR, RUN S 796 FT TO  
TO S LINE NE1/4 OF NE1/4, THENCE  
504.71 FT, E 273.96 FT TO POB.

DEAS HUNTER A  
139 SW ARBOR LN  
LAKE CITY, FL 32024

2026

31-3S-16-02413-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
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
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	31316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	2023
TOTALS	1,404		1,404

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	-	2023							
				Heated Area: 1404				HX Base Yr 2023				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> 2023         </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
										04/21/2026	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		163,857	
TOTAL MARKET OB/XF VALUE		16,360	
TOTAL LAND VALUE - MARKET		34,760	
TOTAL MARKET VALUE		214,977	
SOH/AGL Deduction		19,221	
ASSESSED VALUE		195,756	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		144,345	
TOTAL JUST VALUE		214,977	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047057	Storage Building	16,200	04/25/2023
000044953	Mobile Home		07/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/2628	2/01/2021	QC	U	V	11	100

GRANTOR:

GRANTEE: DEAS HUNTER A

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=24,14] E52 S27 W52 N27 \$	

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2023	2022		100	7,000	
2	0030	BARN,MT	0	100	18	26		1.00	UT 7,020.00	100	2024	2023		100	7,020	
3	0251	LEAN TO W/	0	100	12	26		1.00	UT 2,340.00	100	2024	2023		100	2,340	

TOTAL OB/XF													16,360											
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	3.16	AC		1.00	1.00	1.00	11,000.00	11,000.00	34,760							

REVIEW DATE 08/14/2023 BY JB																								
Total Acres: 3.16					Total Land Value: 34,760					Market: 0					Agricultural: 0					Common: 34,760				