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

2027

31-3S-16-02413-007

BUILDING CHARACTERISTICS

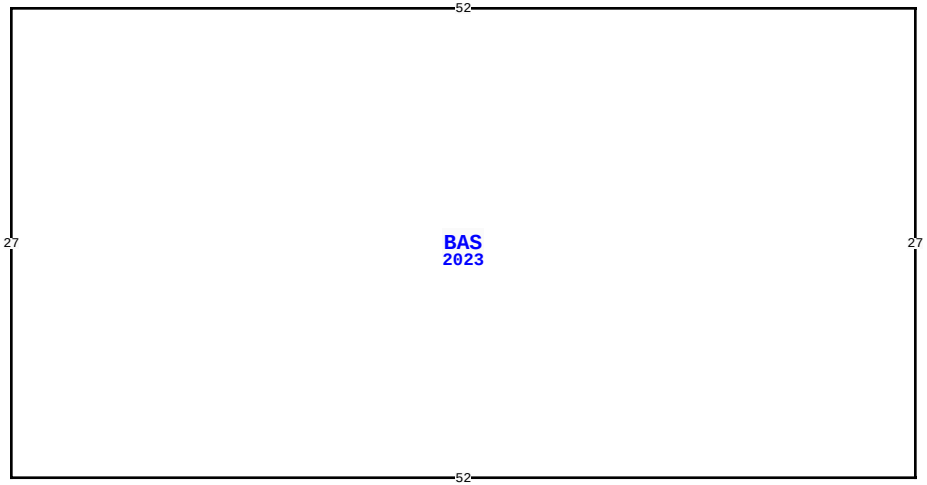
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2023	1,404	154,494
TOTALS	1,404			1,404	154,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,404	117.0000	115.83	162,625	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 1404 HX Base Yr 2023



139 SW ARBOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0030	BARN,MT	0	100	18	26	1.00	UT	7,020.00	7,020.00	100	2024	2023		100	7,020	
3	0251	LEAN TO W/	0	100	12	26	1.00	UT	2,340.00	2,340.00	100	2024	2023		100	2,340	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,494
TOTAL MARKET OB/XF VALUE		16,360
TOTAL LAND VALUE - MARKET		34,760
TOTAL MARKET VALUE		205,614
SOH/AGL Deduction		3,985
ASSESSED VALUE		201,629
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,218
TOTAL JUST VALUE		205,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,175

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 $

.

LAND DESCRIPTION

TOTAL OB/XF 16,360

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	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 PRINTED 11/17/2026 BY SYS