HAWK'S LANDING LOT 2.

WD 1460-1585, WD 1470-680, WD 15

GIANNONE LIVING TRUST
803 SW BUNN DR
LAKE CITY, FL 32024

2027

31-4S-17-08915-102

BUILDING CHARACTERISTICS

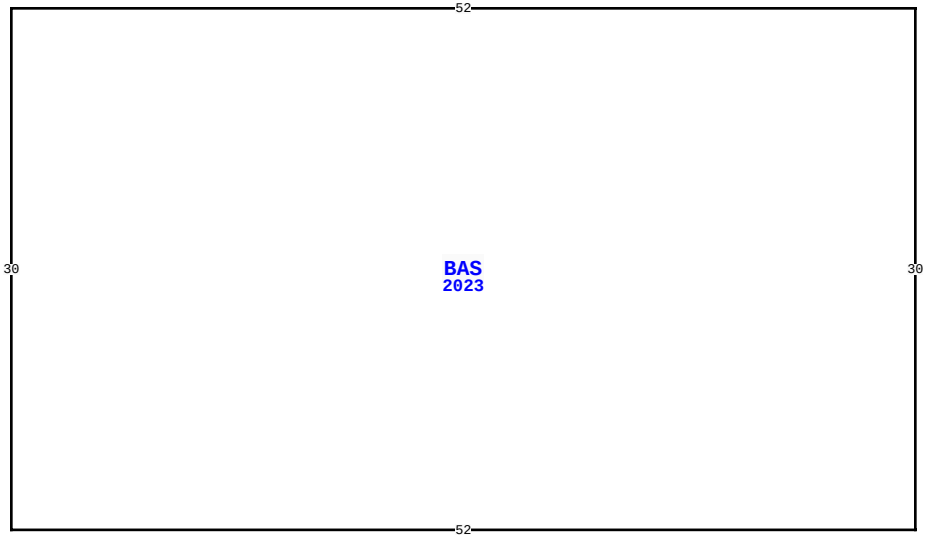
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31417.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2023	1,560	141,042
TOTALS	1,560			1,560	141,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	102.3300	95.17	148,465	2022	2022	0	0	0	5.00	95.00

1 MANUF 1 100% - 2025 Heated Area: 1560 HX Base Yr 2025



787 SW BUNN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2025	2024		100	4,000	
5	0030	BARN,MT	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2025	2024		100	12,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		333,746
TOTAL MARKET OB/XF VALUE		26,800
TOTAL LAND VALUE - MARKET		61,920
TOTAL MARKET VALUE		422,466
SOH/AGL Deduction		0
ASSESSED VALUE		422,466
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		371,055
TOTAL JUST VALUE		422,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049390	Storage Building	13,000	03/08/2024
000049375	Mobile Home		03/06/2024
000043974	Mobile Home		03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/	10/22/2026	QC	U	I	11	100
GRANTOR: GIANNONE BETH						
GRANTEE: GIANNONE LIVING TRU						
1508/638	2/15/2024	WD	Q	I	03	306,000
GRANTOR: MCLINN LAURA						
GRANTEE: GIANNONE BETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=23,19] E52 S30 W52 N30 $

.

LAND DESCRIPTION

TOTAL OB/XF 26,800

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	4.16	AC		1.00	1.00	1.00	12,000.00	12,000.00	49,920							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 05/01/2024 BY randall Total Acres: 5.16 Total Land Value: 61,920 Market: 0 Agricultural: 0 Common: 61,920 PRINTED 11/17/2026 BY SYS

HAWK'S LANDING LOT 2.

WD 1460-1585, WD 1470-680, WD 15

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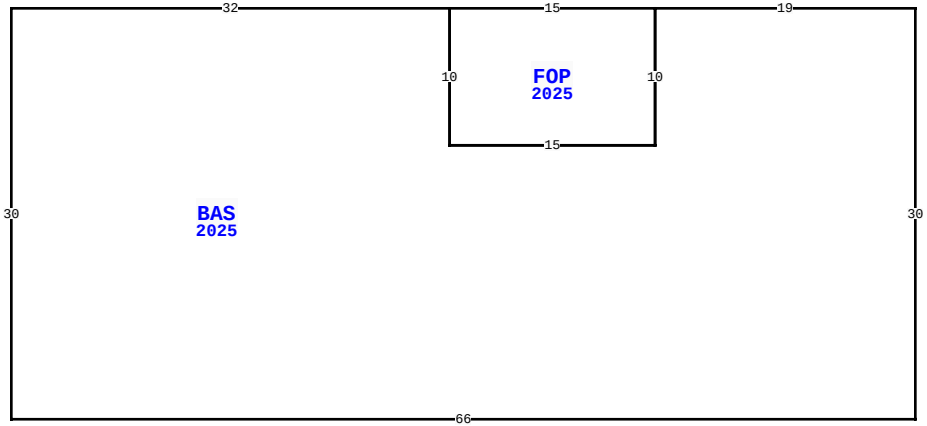
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Exterior Wall	00	N/A 0
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Roof Cover	03	COMP SHNGL 100
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Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating 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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31417.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	2025	1,830	187,380
FOP	150	35	2025	52	5,324
TOTALS	1,980			1,882	192,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,882	113.5000	105.56	198,664	2023	2023	0	0	0	3.00	97.00

2 MANUF 1 0% - 2025 Heated Area: 1830 HX Base Yr 2025



803 SW BUNN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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1508/638	2/15/2024	WD	Q	I	03	306,000
GRANTOR: MCLINN LAURA						
GRANTEE: GIANNONE BETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-11] W19 S10 W15 N10 W32 S30 E66 N30 $
FOP=[YR=2025;ORIG=-34,-11] E15 S10 W15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/01/2024 BY randall Total Acres: 5.16 Total Land Value: 61,920 Market: 0 Agricultural: 0 Common: 61,920 PRINTED 11/17/2026 BY SYS