HAWK'S LANDING LOT 3

WD 1461-1630, WD 1483-1474,

ALTEBAUMER JOHN/ALTEBAUMER ALINA
747 SW BUNN DR
\LAKE CITY, FL 32024

2027

31-4S-17-08915-103

BUILDING CHARACTERISTICS

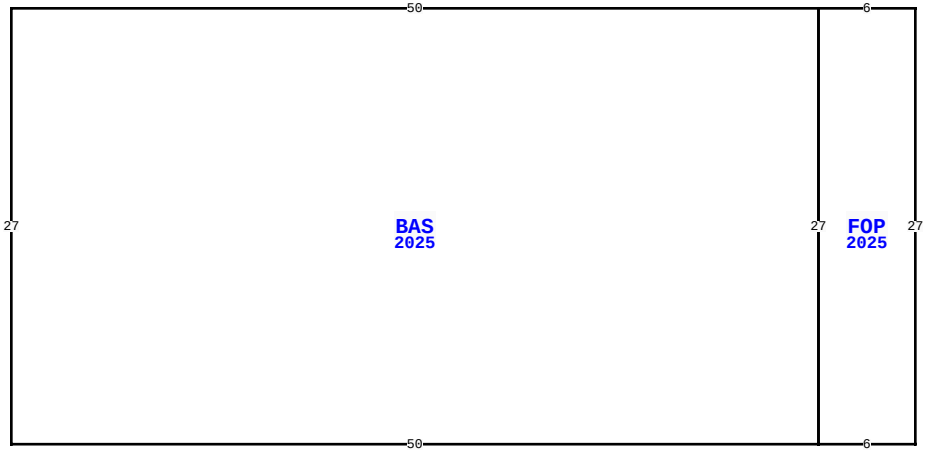
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	0200	MOBILE 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	1,350	100	2025	1,350	148,652
FOP	162	35	2025	57	6,277
TOTALS	1,512			1,407	154,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,407	113.5000	112.36	158,091	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2025 Heated Area: 1350 HX Base Yr 2025



747 SW BUNN DR, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	
4	0040	BARN,POLE	0	100	0	0	320.00	UT	7.00	7.00	100	2025	2024		100	2,240	
5	0040	BARN,POLE	0	100	0	0	1,440.00	UT	10.00	10.00	100	2025	2024		100	14,400	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,929
TOTAL MARKET OB/XF VALUE		35,340
TOTAL LAND VALUE - MARKET		61,920
TOTAL MARKET VALUE		252,189
SOH/AGL Deduction		0
ASSESSED VALUE		252,189
TOTAL EXEMPTION VALUE	HX HB 13 VX	252,189
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		252,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055013	Mobile Home		02/12/2026
000049988	Electrical Servic	0	05/29/2024
000049102	Mobile Home		01/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1474	1/26/2023	WD	Q	V	01	79,900
GRANTOR: BOSTON CARLOS						
GRANTEE: ALTEBAUMER JOHN						
1461/1630	3/08/2022	WD	Q	V	01	64,900
GRANTOR: COWBOY LAND HOLDINGS,						
GRANTEE: BOSTON CARLOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=29,22] E50 S27 W50 N27 $
FOP=[YR=2025;ORIG=79,22] E6 S27 W6 N27 $
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LAND DESCRIPTION

TOTAL OB/XF 35,340

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	5.16	AC		1.00	1.00	1.00	12,000.00	12,000.00	61,920							

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