

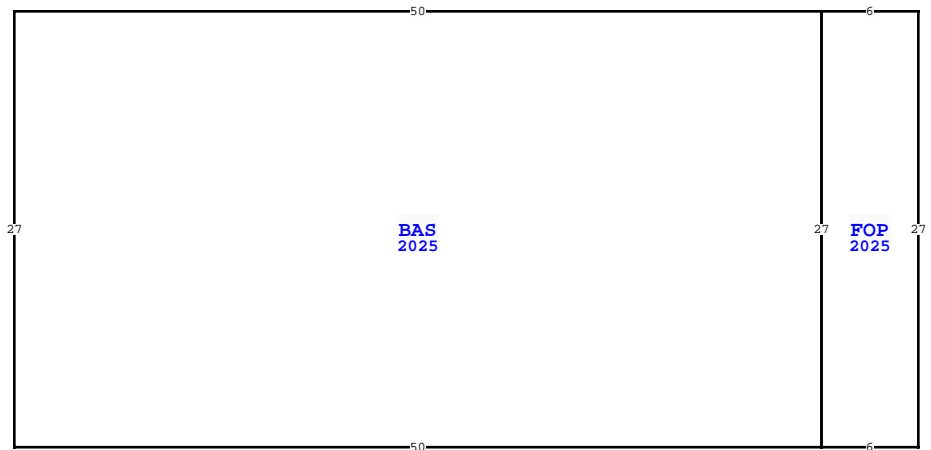
HAWK'S LANDING LOT 3
 WD 1461-1630, WD 1483-1474,

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

2026

31-4S-17-08915-103


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	08	SHT VINYL	50
Interior Floor	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
BAS	1,350	100	2025
FOP	162	35	2025
TOTALS	1,512		

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% - 2025									Heated Area: 1350	HX Base Yr 2025
													
BLD DATE												LGL DATE	04/22/2026
XF DATE												LAND DATE	MLU
INC DATE												AG DATE	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				156,500	
TOTAL MARKET OB/XF VALUE				35,340	
TOTAL LAND VALUE - MARKET				61,920	
TOTAL MARKET VALUE				253,760	
SOH/AGL Deduction				0	
ASSESSED VALUE				253,760	
TOTAL EXEMPTION VALUE				HX HB 13 VX 253,760	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				253,760	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				253,588	
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						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	9945	Well/Sept	0	100 0	1.00	UT
2	0296	SHED METAL	0	100 0	1.00	UT
3	0296	SHED METAL	0	100 0	1.00	UT
4	0040	BARN, POLE	0	100 0	320.00	UT
5	0040	BARN, POLE	0	100 0	1,440.00	UT
6	0104	GENERATOR	0	100 0	1.00	UT

TOTAL OB/XF														35,340	
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	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0296	SHED METAL	0	100 0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	
3	0296	SHED METAL	0	100 0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	
4	0040	BARN, POLE	0	100 0	320.00	UT	7.00	7.00	100	2025	2024		100	2,240	
5	0040	BARN, POLE	0	100 0	1,440.00	UT	10.00	10.00	100	2025	2024		100	14,400	
6	0104	GENERATOR	0	100 0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

BUILDING NOTES													
747 SW BUNN DR, LAKE CITY													

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

LAND DESCRIPTION														TOTAL OB/XF										
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	5.16	AC		1.00	1.00	1.00	12,000.00	12,000.00	61,920							