

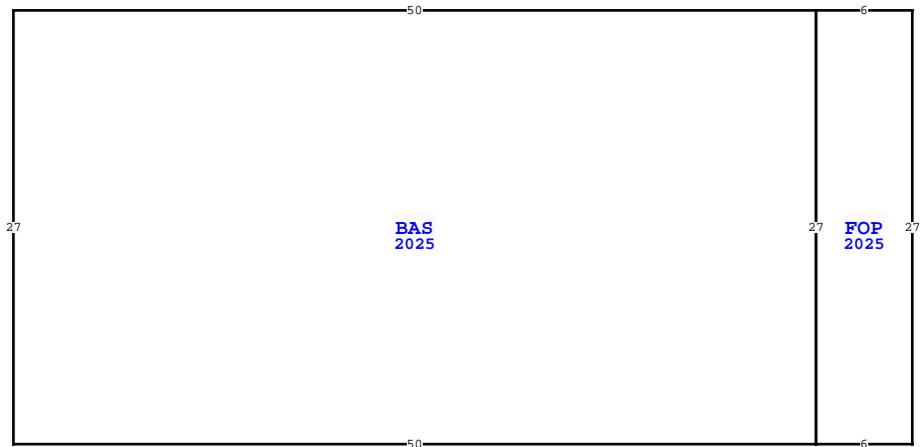
HAWK'S LANDING LOT 3
 WD 1461-1630, WD 1483-1474,

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		
0203	02	1,407	113.5000	119.18	167,686	2024	2024	0	0	2.00	98.00		
1 MANUF 3		100% - 2025		Heated Area: 1350				HX Base Yr 2025					
<div style="border: 1px solid black; padding: 10px; text-align: center;">  </div>													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,350	100	2025	1,350	157,675								
FOP	162	35	2025	57	6,657								
TOTALS	1,512			1,407	164,332								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		164,332	
TOTAL MARKET OB/XF VALUE		35,340	
TOTAL LAND VALUE - MARKET		61,920	
TOTAL MARKET VALUE		261,592	
SOH/AGL Deduction		1,157	
ASSESSED VALUE		260,435	
TOTAL EXEMPTION VALUE		HX HB 13 VX 260,435	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		261,592	
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 / V	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	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	0	1.00	7,000.00	100	2025	2024		100	7,000	
2	0296	SHED METAL	0	100	0	0	0	1.00	4,500.00	100	2025	2024		100	4,500	
3	0296	SHED METAL	0	100	0	0	0	1.00	1,800.00	100	2025	2024		100	1,800	
4	0040	BARN, POLE	0	100	0	0	0	320.00	7.00	100	2025	2024		100	2,240	
5	0040	BARN, POLE	0	100	0	0	0	1,440.00	10.00	100	2025	2024		100	14,400	
6	0104	GENERATOR	0	100	0	0	0	1.00	6,000.00	100	2025	2024		90	5,400	

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							

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