PART OF HAWK'S LANDING LOT 7 DES
COR OF LOT 7, N 8 DEG 509.22 FT
513.07 FT TO S R/W OF I-75, N 26

WALLACE HANSON JR
603 SW BUNN DR
LAKE CITY, FL 32024

2027

31-4S-17-08915-117

BUILDING CHARACTERISTICS

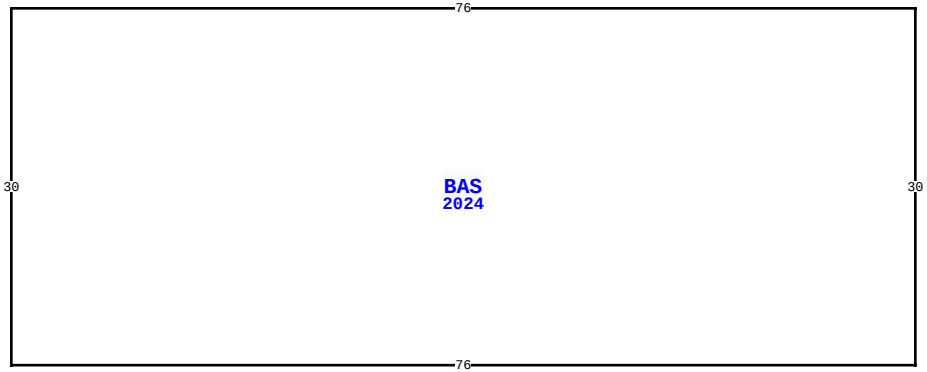
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	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	2,280	100	2024	2,280	247,660
TOTALS	2,280			2,280	247,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,280	115.5000	114.34	260,695	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2024 Heated Area: 2280 HX Base Yr 2024



603 SW BUNN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		247,660
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		35,840
TOTAL MARKET VALUE		290,500
SOH/AGL Deduction		0
ASSESSED VALUE		290,500
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,089
TOTAL JUST VALUE		290,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045523	Mobile Home		09/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2330	5/29/2022	QC	U	V	11	100

GRANTOR: WALLACE AUDY

GRANTEE: WALLACE HANSON JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,14] E76 S30 W76 N30 $

.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	2.24	AC		1.00	1.00	1.00	16,000.00	16,000.00	35,840							

REVIEW DATE 03/25/2026 BY robin Total Acres: 2.24 Total Land Value: 35,840 Market: 0 Agricultural: 0 Common: 35,840 PRINTED 11/17/2026 BY SYS