

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

2026

31-4S-17-08915-117



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	12	HARDWOOD	50
Interior Floor	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
BAS	2,280	100	2024
TOTALS	2,280		2,280
			262,692

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%	- 2024	Heated Area: 2280		HX Base Yr 2024					
TOTALS	2,280			2,280	262,692							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			262,692
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			35,840
TOTAL MARKET VALUE			305,532
SOH/AGL Deduction			13,016
ASSESSED VALUE			292,516
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			241,105
TOTAL JUST VALUE			305,532
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,692

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

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

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		1.00	UT	7,000.00	7,000.00	100	2024	2023	100	7,000	

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