LOT 7 DONOVAN WOODLANDS S/D.
929-2209, 942-706, WD 1098-57, W

HILL BRUCE WAYNE
485 SW DONOVAN GLN
LAKE CITY, FL 32024

2027

33-4S-16-03265-307

BUILDING CHARACTERISTICS

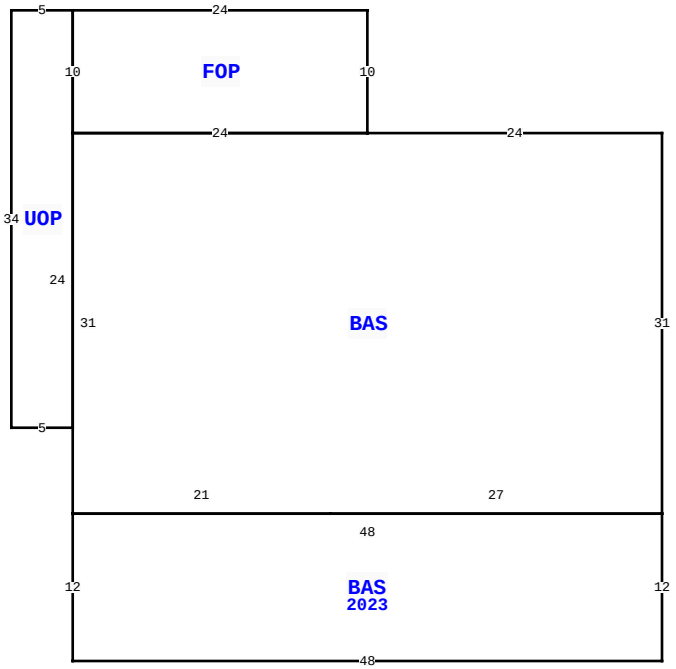
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	33416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	89,737
BAS	576	100	2023	576	34,737
FOP	240	35		84	5,066
UOP	170	25		42	2,533
TOTALS	2,474			2,190	132,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,190	117.9000	109.65	240,134	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 2064 HX Base Yr 2010



485 SW DONOVAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0070	CARPORT UF	0	100	18	18	324.00	UT	3.00	3.00	75	2002	2002	3	75	729	
2	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,688	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0030	BARN,MT	0	100	24	25	600.00	UT	18.00	18.00	100	2023	2022		100	10,800	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,074
TOTAL MARKET OB/XF VALUE	30,917
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	222,991
SOH/AGL Deduction	89,802
ASSESSED VALUE	133,189
TOTAL EXEMPTION VALUE	13 HX HB 133,189
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	222,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045756	Roof Replacement	6,500	10/24/2022
000043362	Storage Building	13,500	12/10/2021
26050	M H	342	07/24/2007
18472	M H	125	07/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/2688	12/03/2021	LE	U	I	14	100
GRANTOR: HILL BRUCE WAYNE						
GRANTEE: HILL BRUCE WAYNE						
1439/2506	5/24/2021	QC	U	I	11	0
GRANTOR: HILL BRUCE						
GRANTEE: HILL BRUCE WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 W24 S31 E21 E27 N31 $
FOP=[ORIG=-24,0] N10 W24 S10 E24 $
UOP=[ORIG=-48,0] N10 W5 S34 E5 N24 $
BAS=[YR=2023;ORIG=-48,31] E48 S12 W48 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 30,917

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/21/2026 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS