NE1/4 OF SE1/4 & E1/4 OF NW1/4
OF SE1/4 & W1/2 OF THE EAST 4
AC OF SE1/4 OF NE1/4 & N1/2 OF

HUNT JIMMY E/HUNT GLORIA D
844 SW WAVERLY LANE
LAKE CITY, FL 32024-9335

2027

35-3S-15-00278-000

BUILDING CHARACTERISTICS

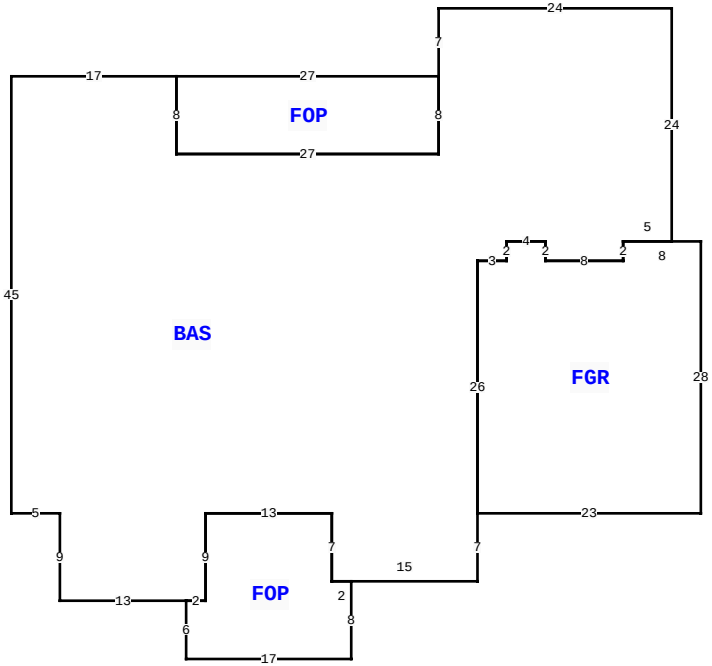
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,714	100		2,714	264,395
FGR	622	55		342	33,317
FOP	216	30		65	6,332
FOP	223	30		67	6,527
TOTALS	3,775			3,188	310,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,188	124.7323	137.21	437,425	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1999 Heated Area: 2714 HX Base Yr 1999



844 SW WAVERLY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	310,572
TOTAL MARKET OB/XF VALUE	82,667
TOTAL LAND VALUE - MARKET	291,500
TOTAL MARKET VALUE	413,299
SOH/AGL Deduction	80,713
ASSESSED VALUE	332,586
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	281,175
TOTAL JUST VALUE	684,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	690,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052868	Generator		04/10/2025
000049124	Electrical Servic	0	01/30/2024
9952	SFR	430	07/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0682/0779	4/20/1989	WD	U	V	09	119,300

GRANTOR: HUNTER WM

GRANTEE: HUNT JIMMY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S7 FOP= W27 S8 E27 N8$ S8 W27 N8 W17 S45 E5 S9 E13
FOP= S6 E17 N8 W2 N7 W13 S9 W2$ E2 N9 E13 S7 E15 N7 FGR= E23
N28 W8 S2 W8 N2 W4 S2 W3 S26$ N26 E3 N2 E4 S2 E8 N2 E5 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,511.00	UT	1.50	1.50	100	1996	1996	3	100	3,767	
3	0296	SHED METAL	0	100	60	80	4,800.00	UT	15.00	15.00	100	2026	2025		100	72,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 82,667

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	52.00	AC		1.00	1.00	1.00	280.00	280.00	14,560							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	52.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	286,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 53.00 Total Land Value: 20,060 Market: 286,000 Agricultural: 14,560 Common: 5,500 PRINTED 11/17/2026 BY SYS