BEGIN AT SW COR OF E 1/2 OF SE 1
SE 1/4, N 154.72 FT, E 300.62 FT
HOPEFUL DR, THENCE S ALONG R/W 1

DUREN BRYCE A/DUREN KEIRSTEN R
527 SE HOPEFUL DR
LAKE CITY, FL 32025

# 2027

35-4S-17-09030-052

## BUILDING CHARACTERISTICS

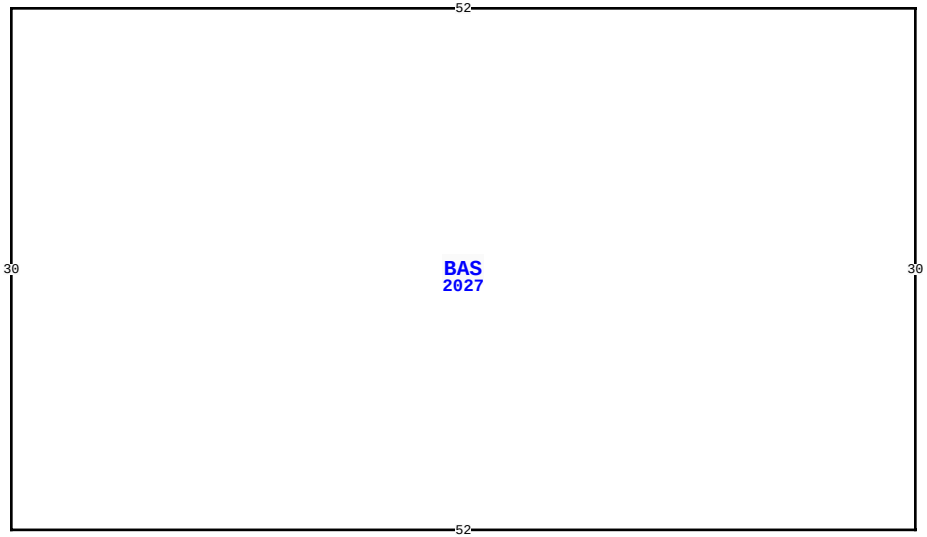
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 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 02 |
| NEIGHBORHOOD/LOC | 35417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,560 | 100 | 2027 | 1,560 | 138,204 |
| TOTALS | 1,560 | | | 1,560 | 138,204 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,560 | 113.0000 | 90.40 | 141,024 | 2026 | 2026 | 0 | 0 | 0 | 2.00 | 98.00 |

1 MANUF 1 0% - 2027 Heated Area: 1560 HX Base Yr




527 SE HOPEFUL DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 138,204 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 19,080 |
| TOTAL MARKET VALUE | 157,284 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 157,284 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 157,284 |
| TOTAL JUST VALUE | 157,284 |
| NCON VALUE | 138,204 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 19,080 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054732 | Mobile Home | | 12/29/2025 |
| 000054244 | Right-of-Way Acce | | 10/15/2025 |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1555/13 | 11/24/2025 | WD | U | V | 30 | 17,000 |
| GRANTOR: EDGE RANDALL | | | | | | |
| GRANTEE: DUREN BRYCE A | | | | | | |
| 1547/2514 | 8/26/2025 | QC | U | V | 11 | 100 |
| GRANTOR: EDGE RANDALL | | | | | | |
| GRANTEE: EDGE RANDALL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=13,9] E52 S30 W52 N30 $
.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.06 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 19,080 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.08 Total Land Value: 19,080 Market: 0 Agricultural: 0 Common: 19,080 PRINTED 11/17/2026 BY SYS