LOTS 5 & 6 HAWKS RIDGE ACRES
S/D. 410-228,754-1771,CT 1196-823,WD 1199-55, WD 1378-1688.

LEBRUN WANDA LYNN/LEBRUN RICHARD PHILLIPPE
219 SE SEAWOLF WAY
HIGH SPRINGS, FL 32643

2027

35-6S-17-09860-007

BUILDING CHARACTERISTICS

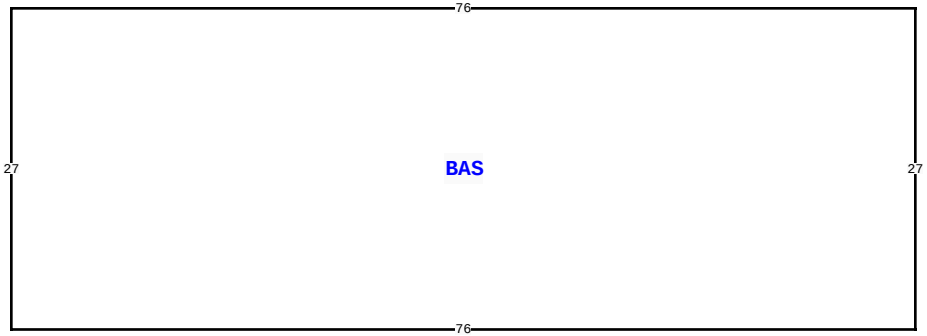
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	35617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	58,063
TOTALS	2,052			2,052	58,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.9000	70.74	145,158	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2014 Heated Area: 2052 HX Base Yr 2014



219 SE SEAWOLF WAY, HIGH SPRINGS

BLD DATE		LGL DATE	05/15/2024 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0294	SHED WOOD/	0	100	24	24	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
8	0265	PRCH,UEP	0	100	12	30	360.00	UT	25.00	25.00	100	2013	2013	3	100	9,000	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		58,063
TOTAL MARKET OB/XF VALUE		23,300
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		181,363
SOH/AGL Deduction		94,726
ASSESSED VALUE		86,637
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,226
TOTAL JUST VALUE		181,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,363

LAND:1:1: 3.23 ACRES & 2.00 ACRES

SALE:1:1: LOT 6 HAWKS RIDGE

XFOB:1:1: LIBERTY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12373	M H	125	04/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1688	2/20/2019	WD	U	I	16	100
GRANTOR: WANDA WINKEL LEBRUN						
GRANTEE: WANDA LEBRUN & RICH						
1199/0055	7/26/2010	WD	U	I	12	60,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: WANDA WINKEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 23,300

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.50	40,000.00	60,000.00	60,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 10/25/2017 BY DF Total Acres: 5.24 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/17/2026 BY SYS