LOT 7 THE HUNT PLACE S/D.
537-599, DC 1493-1871, PB 1498-9

AMBURN LYNN
1650 SW DAIRY ST
LAKE CITY, FL 32024

2026

08-5S-16-03490-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8516.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1744 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 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	0
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	65,600
TOTAL MARKET VALUE	5,137
SOH/AGL Deduction	0
ASSESSED VALUE	5,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,137
TOTAL JUST VALUE	68,900
NCON VALUE	3,300
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052715	Right-of-Way Acce		03/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1179	1/10/2025	QC	U	V	11	100
GRANTOR: AMBURN BILLY E						
GRANTEE: AMBURN LYNN						
1531/496	1/10/2025	QC	U	V	11	100
GRANTOR: AMBURN BILLY E						
GRANTEE: AMBURN LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
4	0010	BARN,BLK	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.56	AC		1.00	1.00	1.00	280.00	280.00	1,837							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.56	AC		1.00	1.00	1.00	10,000.00	10,000.00	65,600							

REVIEW DATE 01/29/2025 BY JB Total Acres: 6.56 Total Land Value: 1,837 Market: 65,600 Agricultural: 1,837 Common: 0 PRINTED 10/29/2025 BY SYS