N 396.88 FT OF NW1/4 OF SE1/4 LY
GREEN OAK RD, EX THE WESTERLY 2.
IN QCD 1273-1132.

TUNSIL CARLTON A
918 SW ZIEGLER TER
LAKE CITY, FL 32024-0836

2025

03-5S-16-03461-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

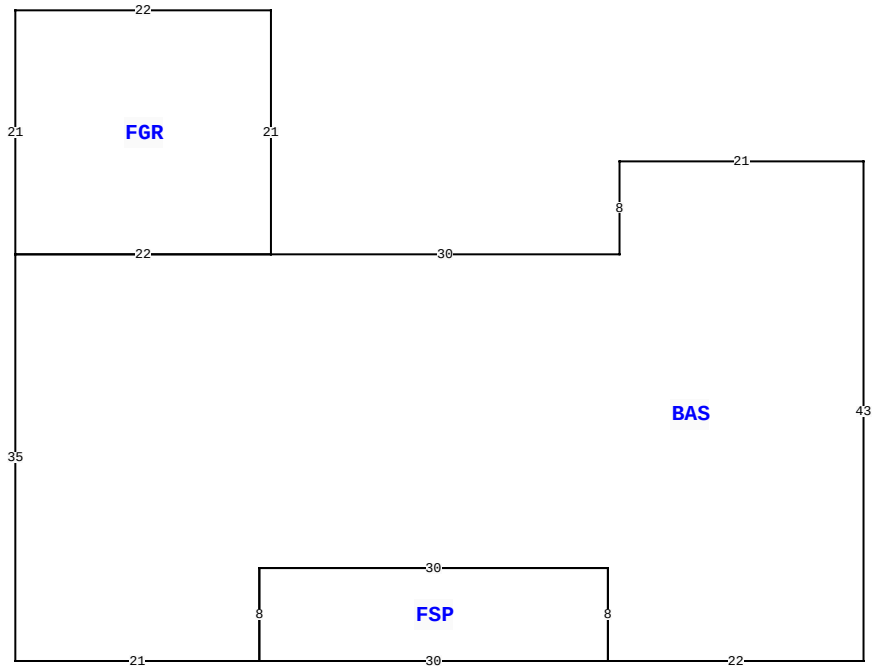
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,483	100	2,483	212,655
FGR	462	55	254	21,753
FSP	240	40	96	8,222
TOTALS	3,185		2,833	242,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,833	107.3280	112.69	319,251	1999	1999	0	0	0	24.00	76.00

4 SINGLE FAM – 100% - 2000 Heated Area: 2483 HX Base Yr 2000



918 SW ZIEGLER TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,631
TOTAL MARKET OB/XF VALUE		6,328
TOTAL LAND VALUE - MARKET		61,600
TOTAL MARKET VALUE		310,559
SOH/AGL Deduction		111,029
ASSESSED VALUE		199,530
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,530
TOTAL JUST VALUE		310,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1273/1125	8/24/2012	QC	U	I	11	100
GRANTOR: CHESTER L TUNSIL ETAL						
GRANTEE: CARLTON A TUNSIL						
0965/0869	10/10/2002	FJ	Q	I	03	0
GRANTOR: BRENDA J TUNSIL						
GRANTEE: CARLTON TUNSIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S8 W30 FGR= N21 W22 S21 E22$ W22 S35 E21 FSP= E30 N8 W30 S8$ N8 E30 S8 E22 N43$.

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	0166	CONC,PAVMT	0	100	0	0	3,020.00	UT	2.00	2.00	70	1999	1999	3	70	4,228	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 6,328

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	8.80	AC		1.00	1.00	1.00	7,000.00	7,000.00	61,600							

REVIEW DATE 10/02/2019 BY KR Total Acres: 8.80 Total Land Value: 61,600 Market: 0 Agricultural: 0 Common: 61,600 PRINTED 12/31/2024 BY SYS