



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	08 IRREGULAR 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
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

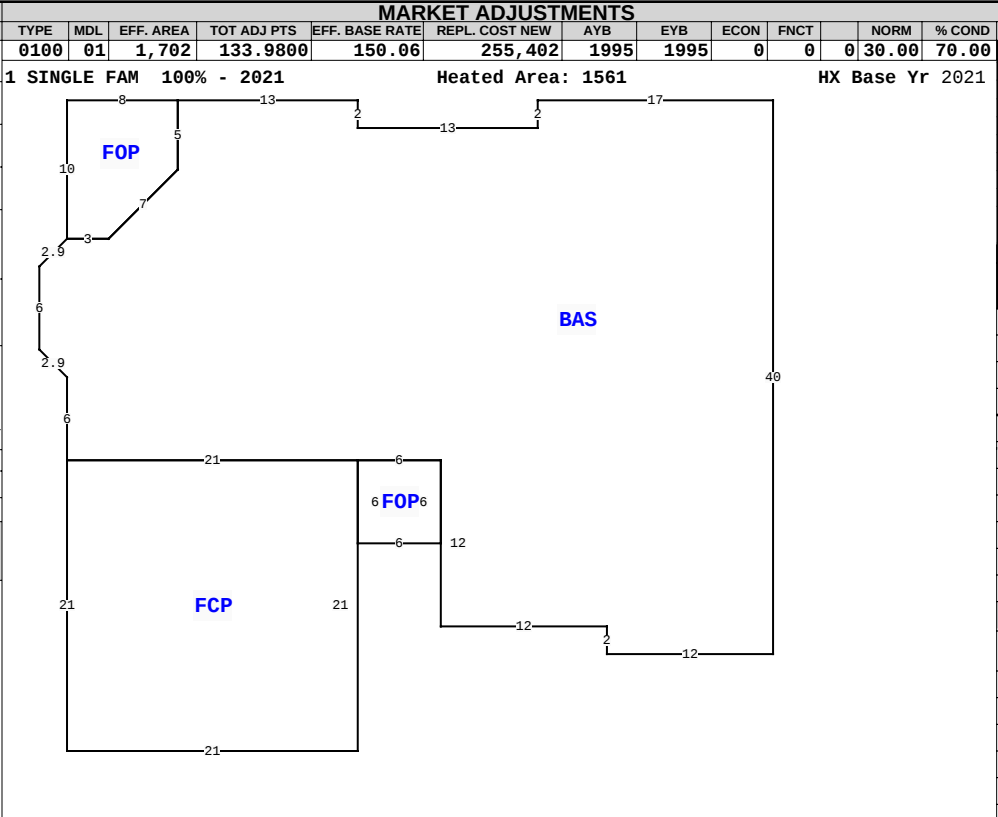
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100		1,561	163,971
FCP	441	25		110	11,555
FOP	36	30		11	1,156
FOP	68	30		20	2,101

TOTALS	2,106			1,702	178,781
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	830.00	UT	1.50
2	0296	SHED METAL	0	100	10	12	1.00	UT	0.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	9,900.00



641 SE SUNFLOWER PL, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF	2,545
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		178,781	
TOTAL MARKET OB/XF VALUE		2,545	
TOTAL LAND VALUE - MARKET		8,910	
TOTAL MARKET VALUE		190,236	
SOH/AGL Deduction		34,245	
ASSESSED VALUE		155,991	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		105,269	
TOTAL JUST VALUE		190,236	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		192,790	

SALE:1:1: LOT 6 BLK 9 FOREST HILLS UNIT 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
185	MAINT/ALTR	50	04/23/2013
430	MAINT/ALTR	50	08/20/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/0371	7/13/2020	WD	Q	I	01	162,500
GRANTOR: ROY L & BETTY R BROWN						
GRANTEE: AMANDA A DEKLE-HUNT						
0976/2458	3/07/2003	WD	Q	I	03	100
GRANTOR: SYLVIA J LYNCH & GARY						
GRANTEE: ROY L & BETTY R BRO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 S2 W13 N2 W13 FOP= W8 S10 E3 R5 U5 N5 \$ S5 D5 L5 W3 L2 D2 S6 D2 R2 S6 FCP= S21 E21 N21 W21 \$ E21 FOP= S6 E6 N6 W6\$ E6 S12 E12 S2 E12 N40\$.									