E DIV: LOT 7 GIEBEIGS ADDITION N
COMM AT NE COR OF SW1/4 OF NW1/4
RUN S 709.5 FT TO N LINE OF MONR

TUNSIL ANNETTE
139 NW MERCURY CT
LAKE CITY, FL 32055

**2025**

**00-00-00-12982-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

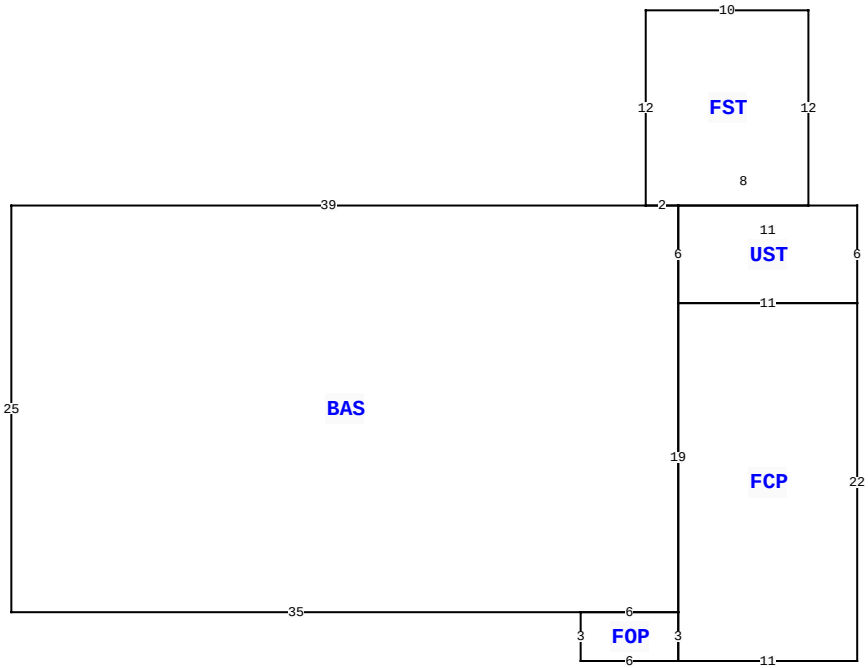
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 06 | VINYL ASB 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 860317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,025 | 100 | | 1,025 | 67,471 |
| FCP | 242 | 25 | | 60 | 3,949 |
| FOP | 18 | 30 | | 5 | 329 |
| FST | 120 | 55 | | 66 | 4,345 |
| UST | 66 | 45 | | 30 | 1,975 |
| TOTALS | 1,471 | | | 1,186 | 78,069 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,186 | 90.4230 | 101.27 | 120,106 | 1961 | 1961 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1025 HX Base Yr




1023 SE MONROE ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 78,069 |
| TOTAL MARKET OB/XF VALUE | 40 |
| TOTAL LAND VALUE - MARKET | 6,855 |
| TOTAL MARKET VALUE | 84,964 |
| SOH/AGL Deduction | 11,037 |
| ASSESSED VALUE | 73,927 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 73,927 |
| TOTAL JUST VALUE | 84,964 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 80,084 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0994/2495 | 9/16/2003 | WD | Q | I | | 35,000 |
| GRANTOR: MERTON K NIEWISCH JR | | | | | | |
| GRANTEE: ANNETTE TUNSIL | | | | | | |
| 0994/2493 | 9/16/2003 | WD | Q | I | 03 | 100 |
| GRANTOR: MERTON R NIEWISCH JR | | | | | | |
| GRANTEE: MERTON R NIEWISCH J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W39 S25 E35 FOP= S3 E6 N3 W6$ E6 FCP= S3 E11 N22 W11S19$ N19 UST= E11 N6 W11 S6$ N6 FST= E8 N12 W10 S12 E2$ W2$.

### 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 40 | |

### LAND DESCRIPTION

TOTAL OB/XF 40

| 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 | 0 | | *RSF | -388.00 | 82.00 | 7,216.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 6,855 | | | | | | | |

REVIEW DATE 11/30/2016 BY DF Total Acres: 0.17 Total Land Value: 6,855 Market: 0 Agricultural: 0 Common: 6,855 PRINTED 08/13/2025 BY SYS