

E DIV: LOT 11 EAST LAKE S/D.
406-563, 555-216, DC 1222-1189

TUNSIL LEONARD EUGENE II
265 NW PATERSON AVE
LAKE CITY, FL 32055

2026

00-00-00-13107-011



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 100
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			06
NEIGHBORHOOD/LOC		32317.090 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	17,317
BAS	322	100		322	22,127
BAS	1,120	100		1,120	76,963
FCP	276	25		69	4,742
FOP	120	30		36	2,474
FSP	230	40		92	6,322
FST	84	55		46	3,161
TOTALS	2,404			1,937	133,105

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00
3	0296	SHED METAL	0	100	8	10	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	370.00	105.00	7,350.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,937	111.5500	124.94	242,009	1978	1978	10	0	0 35.00	55.00

1 SINGLE FAM 100% - 2020Heated Area: 1694HX Base Yr 2020

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
1,100									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		133,105	
TOTAL MARKET OB/XF VALUE		1,100	
TOTAL LAND VALUE - MARKET		3,675	
TOTAL MARKET VALUE		137,880	
SOH/AGL Deduction		42,953	
ASSESSED VALUE		94,927	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		44,205	
TOTAL JUST VALUE		137,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,880	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
508	MAINT/ALTR	50	10/29/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1388/1884	7/10/2019	WD	U	I	12
GRANTOR: MORTGAGE EQUITY CONVE					SALE PRICE
GRANTEE: LEONARD EUGENE TUNS					51,312
GRANTOR: CLERK OF COURT					
GRANTEE: MORTGAGE EQUITY CON					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W29 BAS= N14 FSP= N23 W10 FCP= W12 S23 E12 N23\$ S23 E10\$ W23 S14 E23\$ W11 FST= W12 S7 E12 N7 \$ S7 BAS= W12 FOP= W10 S12 E10 N12\$ S21 E12 N21\$ S21 E40 N28\$.									