COMM NE COR OF W1/2 OF W1/2 OF S
RUN S 408.02 FT FOR POB, CONT S
R/W, SW ALONG R/W 362.24 FT, N 4

TOWN VALERIE GUNST
224 SW PEPPER WAY
LAKE CITY, FL 32024

2026

07-5S-17-09153-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04

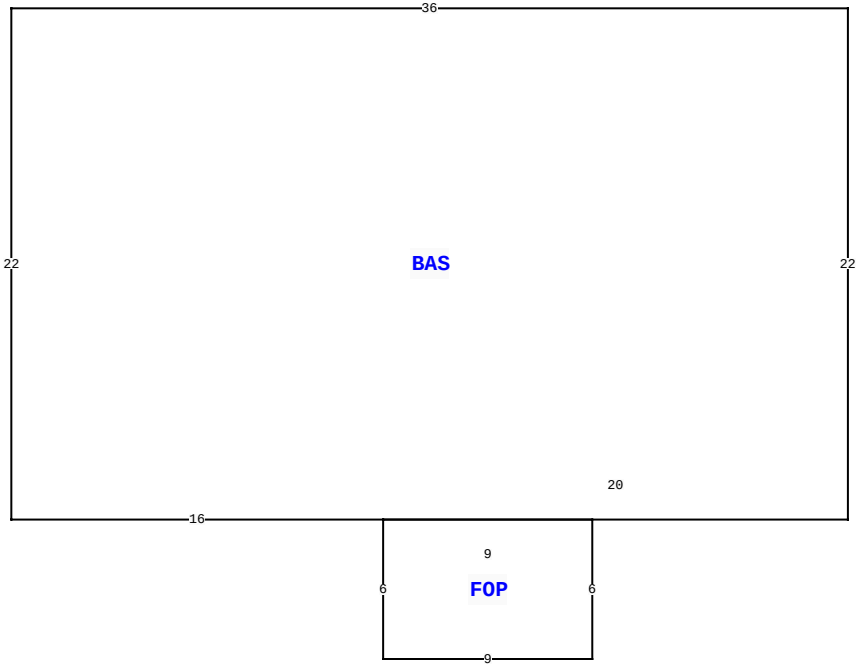
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	85,761
FOP	54	30		16	1,733
TOTALS	846			808	87,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	808	115.1001	128.91	104,159	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 792 HX Base Yr 2010



224 SW PEPPER WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		87,494
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		32,004
TOTAL MARKET VALUE		119,498
SOH/AGL Deduction		71,214
ASSESSED VALUE		48,284
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,284
TOTAL JUST VALUE		119,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27994	SFR	293	08/06/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0972/1221	10/29/2002	WD	Q	V	01	100
GRANTOR: SCOTT D TOWN						
GRANTEE: VALARIE GUNST TOWN						
0773/2054	4/22/1993	WD	Q	V		7,000
GRANTOR: MARCUS HOLLINGSWORTH						
GRANTEE: SCOTT D TOWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S22 E16 FOP= S6 E9 N6 W9$ E20 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.54	AC		1.00	1.00	0.90	14,000.00	12,600.00	32,004							

REVIEW DATE 11/01/2024 BY JB Total Acres: 2.54 Total Land Value: 32,004 Market: 0 Agricultural: 0 Common: 32,004 PRINTED 11/19/2025 BY SYS