LOT 14 SUMMERS SURVEY.

PB 877-1394, DC 877-1398, PR 891

TUNSIL JOYCE
363 SE AVALON AVE, C/O MERRILL TUNSIL
LAKE CITY, FL 32025

2026

10-5S-16-03516-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

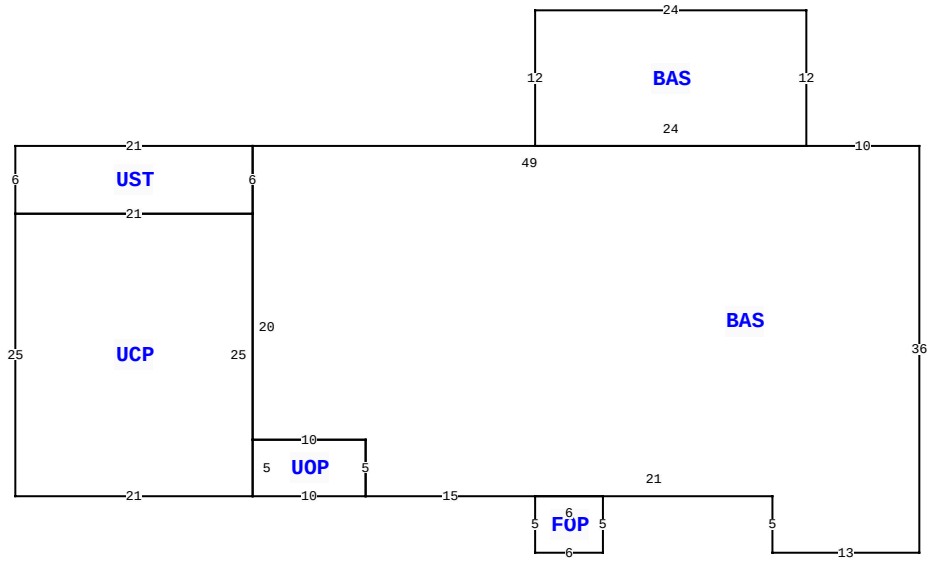
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		10516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	17,346
BAS	1,844	100		1,844	111,062
FOP	30	30		9	542
UCP	525	20		105	6,324
UOP	50	20		10	603
UST	126	45		57	3,433
TOTALS	2,863			2,313	139,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	82.7342	92.66	214,323	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2132 HX Base Yr



579 SW WINGATE ST, 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		139,310
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		151,910
SOH/AGL Deduction		70,484
ASSESSED VALUE		81,426
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,704
TOTAL JUST VALUE		151,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,910

LAND:1:1: ADJ;4 EASEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N12 W24 S12 E24$ W49 UST= W21 S6 E21N6$S6 UCP= W21 S25 E21 N25$S20 UOP= S5 E10 N5 W10$ E10S5 E15 FOP= S5 E6 N5 W6$ E21 S5 E13 N36$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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	1.00	AC		1.00	1.00	0.80	15,000.00	12,000.00	12,000							

REVIEW DATE 09/04/2019 BY BC Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/20/2025 BY SYS