LOT 15 HUNNINGTON PLACE PHS 1.

WD 1282-2505, WD 1323-862, WD 14

BASS JASON M JR
281 SW NEWLYWED CT
LAKE CITY, FL 32024

2026

14-4S-16-02973-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

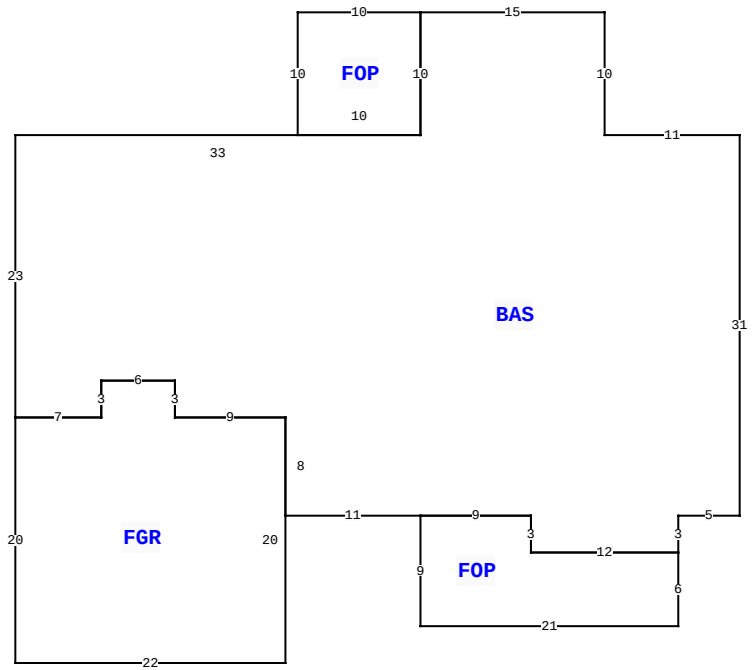
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	14416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100		1,821	227,372
FGR	458	55		252	31,465
FOP	100	30		30	3,746
FOP	153	30		46	5,744
TOTALS	2,532			2,149	268,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	122.5125	137.21	294,864	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2021 Heated Area: 1821 HX Base Yr 2021



281 SW NEWLYWED CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,326
TOTAL MARKET OB/XF VALUE		1,996
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		305,322
SOH/AGL Deduction		67,938
ASSESSED VALUE		237,384
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,662
TOTAL JUST VALUE		305,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33871	SFR	744	03/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/0354	9/07/2020	WD	Q	I	01	242,500
GRANTOR: KYLE & DORSEY OLBRICH						
GRANTEE: JASON M BASS JR						
1323/0862	8/22/2016	WD	Q	V	01	195,000
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: KYLE & DORSEY OLBRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N10 W15 FOP= W10 S10 E10 N10$ S10 W33 S23 FGR= S20 E22 N20 W9 N3 W6 S3 W7$ E7 N3 E6 S3 E9 S8 E11 FOP= S9 E21 N6 W12 N3 W9$ E9 S3E12 N3 E5 N31$.

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	100	0	0	998.00	UT	2.00	2.00	100	2016	2016	3	100	1,996	

LAND DESCRIPTION

TOTAL OB/XF 1,996

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/02/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/10/2025 BY SYS