

LOT 18 HUNNINGTON PLACE PHS 1.
WD 1282-2505, WD 1334-185, WD 14

EYSTAD COREY/JOHANNECK-EYSTAD JENNIFER
217 SW NEWLYWED CT
LAKE CITY, FL 32024

2026

14-4S-16-02973-118



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 Floop	13	LAM/VNLPLK 100
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 Units	05	CONV 100 0 100

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100		1,795	228,606
FGR	462	55		254	32,348
FOP	132	30		40	5,094
FSP	120	40		48	6,113

TOTALS	2,509			2,137	272,162
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	0	984.00	UT	2.00	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,137	119.7000	134.06	286,486	2016	2020	0	0	5.00	95.00

1 SINGLE FAM 0% - 2024

Heated Area: 1795

HX Base Yr

Site map showing property boundaries and areas labeled BAS, FGR, FOP, and FSP with dimensions.

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

TOTAL OB/XF									
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		272,162	
TOTAL MARKET OB/XF VALUE		1,968	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		309,130	
SOH/AGL Deduction		0	
ASSESSED VALUE		309,130	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		309,130	
TOTAL JUST VALUE		309,130	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		311,995	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34369	SFR	745	08/23/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1490/1918	5/15/2023	WD	Q	I	01
GRANTOR: PHILLIPS TREVOR A					SALE PRICE
GRANTEE: EYSTAD COREY					349,900
GRANTOR: BULLARD MANAGEMENT SE					
GRANTEE: TREVOR A & ELIZABET					

BUILDING NOTES									
BAS=[ORIG=0,0] W10 N10 W15 S10 W33 S22 E21 S9 E11 E9 S3 E12 N3 E5 N31 \$									
FGR=[ORIG=-58,22] S22 E21 N22 W21 \$									
FOP=[ORIG=-26,31] S8 E21 N5 W12 N3 W9 \$									
FSP=[ORIG=-25,-10] W12 S10 E12 N10 \$									