COMM NW COR OF SW1/4 OF SE1/4, R
FOR POB, CONT E 336.52 FT, S 568
FT, N 568.95 FT TO POB.

JONES LYNWARD/JONES MATTIE
265 SW TUNSIL ST
LAKE CITY, FL 32024

2026

14-4S-16-02978-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

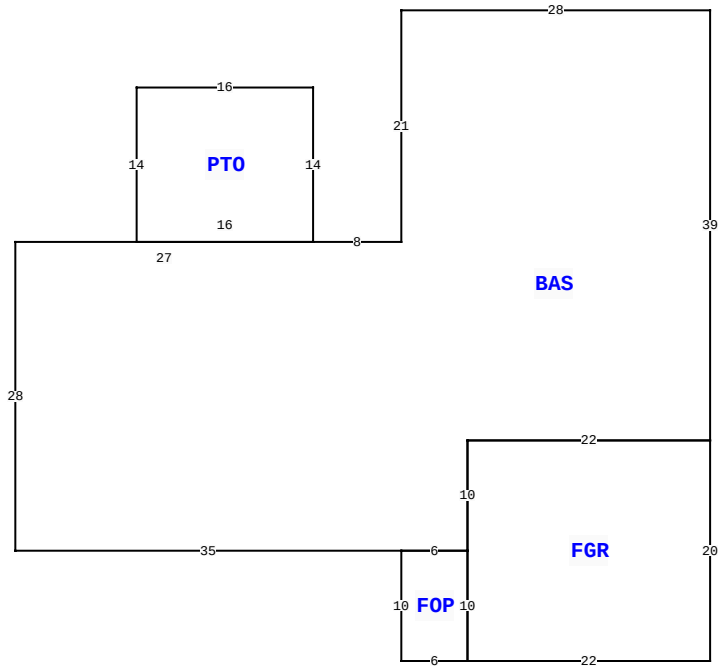
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100		2,132	175,013
FGR	440	55		242	19,865
FOP	60	30		18	1,477
PTO	224	5		11	903
TOTALS	2,856			2,403	197,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,403	112.7610	126.29	303,475	1990	1990	0	0	0	35.00	65.00

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



265 SW TUNSIL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		197,259
TOTAL MARKET OB/XF VALUE		5,405
TOTAL LAND VALUE - MARKET		33,660
TOTAL MARKET VALUE		236,324
SOH/AGL Deduction		90,060
ASSESSED VALUE		146,264
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,542
TOTAL JUST VALUE		236,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,359

PRCL:0:1: 911 ADDRESS CHANGE ONLY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27382	MAINT/ALTR	55	09/29/2008

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S21 W8 PTO= N14 W16 S14 E16$ W27 S28 E35 FOP= S10 E6 N10 W6$ E6 FGR= S10 E22 N20 W22 S10$ N10 E22 N39$.

EXTRA FEATURES

L N	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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	18	24	432.00	UT	1.40	1.40	100	0	0	3	100	605	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 5,405

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	337.00	569.00	4.40	AC		1.00	1.00	0.85	9,000.00	7,650.00	33,660							

REVIEW DATE 11/11/2024 BY KS Total Acres: 4.40 Total Land Value: 33,660 Market: 0 Agricultural: 0 Common: 33,660 PRINTED 11/07/2025 BY SYS