LOT 3 BLOCK B FOREST COUNTRY
3RD ADDITION.

ZUBERER PAUL A/ZUBERER VIRGINIA G
244 SW LOBLOLLY PL
LAKE CITY, FL 32024

2026

15-4S-16-03000-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

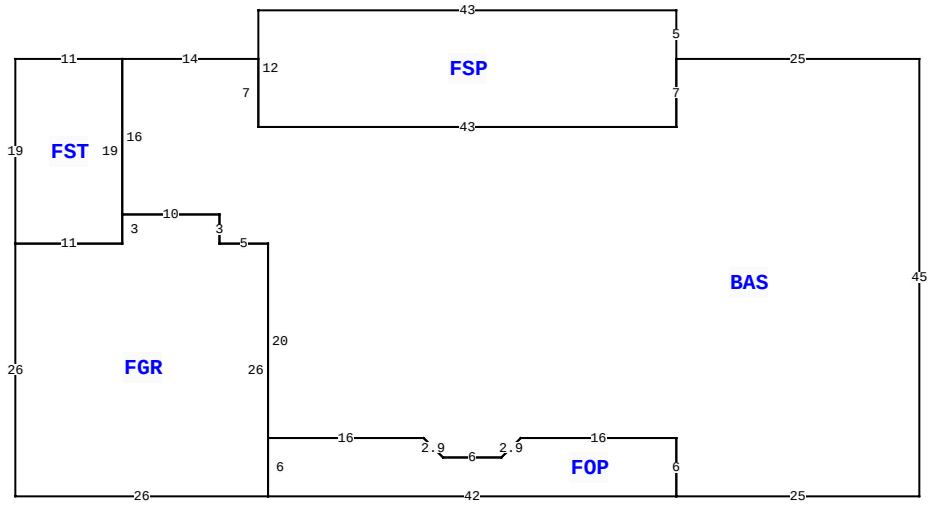
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	15416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,733	100		2,733	251,002
FGR	706	55		388	35,634
FOP	236	30		71	6,521
FSP	516	40		206	18,919
FST	209	55		115	10,562
TOTALS	4,400			3,513	322,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,513	112.3260	125.81	441,971	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 0% - 0 Heated Area: 2733 HX Base Yr



244 SW LOBLOLLY PL, 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: 3	Tax Dist:
BUILDING MARKET VALUE	322,639
TOTAL MARKET OB/XF VALUE	4,635
TOTAL LAND VALUE - MARKET	30,660
TOTAL MARKET VALUE	357,934
SOH/AGL Deduction	0
ASSESSED VALUE	357,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,934
TOTAL JUST VALUE	357,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051529	Generator	0	11/15/2024
000050748	Remodel	26,000	09/06/2024
000050427	Remodel	5,910	07/23/2024
000044898	Solar Power Syste	33,853	07/06/2022
12849	SFR	460	08/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/2680	11/12/2019	WD	Q	I	01	285,000
GRANTOR: JOHN C BUNN II BY ATT						
GRANTEE: PAUL A & VIRGINIA G						
0897/2201	2/24/2000	WD	Q	V	03	22,000
GRANTOR: STEVENS						
GRANTEE: BUNN II (LOT 4 BLK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= N5 W43 S12 E43 N7$ S7 W43 N7 W14 FST= W11 S19 E11 N19$ S16 FGR= S3 W11 S26 E26 N26 W5 N3 W10$ E10 S3 E5 S20 FOP= S6 E42 N6 W16 D2 L2 W6 L2 U2 W16$ E16 D2 R2 E6 R2 U2 E16 S6 E25 N45$.

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	0	0	0	2,290.00	UT	1.50	1.50	100	1998	1998	3	100	3,435	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,635

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	0		RSF-1	0.00	0.00	0.73	LT		1.00	1.00	1.20	35,000.00	42,000.00	30,660							

REVIEW DATE 09/06/2024 BY KS Total Acres: 0.73 Total Land Value: 30,660 Market: 0 Agricultural: 0 Common: 30,660 PRINTED 11/19/2025 BY SYS