COMM S LINE OF S1/2 OF NE1/4
OF NW1/4 & INTERS E LINE
US-441, RUN E 695 FT, N 138

CHAPLIN BRUCE W
242 NE SUNNYBROOK ST
LAKE CITY, FL 32055

2026

20-3S-17-05220-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

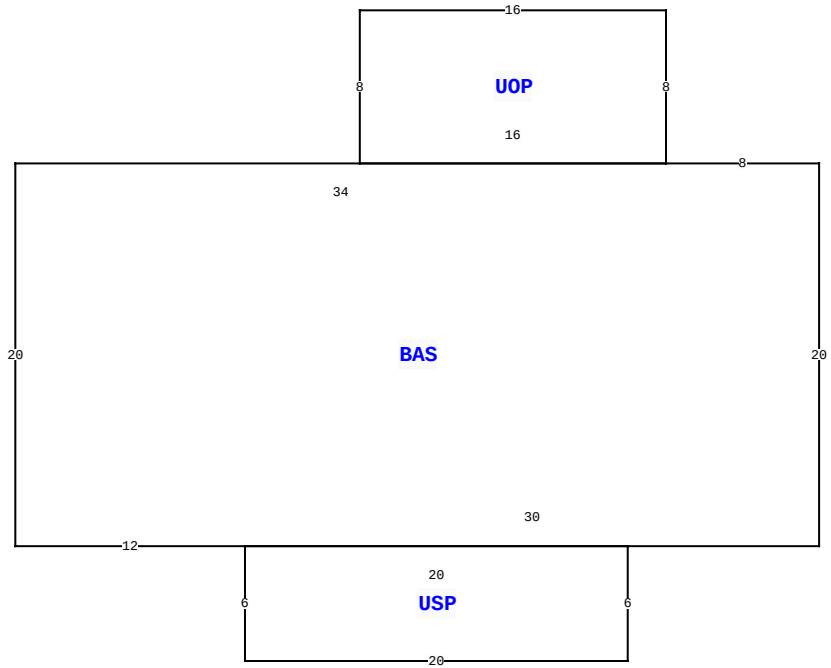
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	30,144
UOP	128	20		26	933
USP	120	35		42	1,507
TOTALS	1,088			908	32,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	908	49.2960	55.21	50,131	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 840 HX Base Yr 2014



242 NE SUNNYBROOK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		32,585
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		13,668
TOTAL MARKET VALUE		46,553
SOH/AGL Deduction		9,506
ASSESSED VALUE		37,047
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		7,047
TOTAL JUST VALUE		46,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,553

LAND:1:1: 0.55 AC (ACTUAL ACREAGE)

SALE:1:1: .55 AC WITH IMP $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/1166	10/25/2018	WD	Q	V	03	4,500
GRANTOR: JIMMIE R MERSHON						
GRANTEE: BRUCE W & KATHLEEN						
1261/1275	9/10/2013	WD	Q	I	01	19,000
GRANTOR: CALVIN W & JANET S DA						
GRANTEE: BRUCE W & KATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N8 W16 S8 E16$ W34 S20 E12 USP= S6 E20 N6W20$ E30 N20$.

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	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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		00	0.00	0.00	23,958.00	SF		1.00	1.00	0.53	0.50	0.26	6,289							
2	0000	C	VAC RES	100			0.00	0.00	21,082.20	SF		1.00	1.00	0.70	0.50	0.35	7,379							

REVIEW DATE 08/25/2015 BY DF Total Acres: 1.03 Total Land Value: 13,668 Market: 0 Agricultural: 0 Common: 13,668 PRINTED 11/18/2025 BY SYS