

COMM SW COR OF SE1/4, RUN N 40
FT TO N R/W CR-242, RUN E
1644.80 FT FOR POB, RUN N 210

O'NEAL PROPERTIES LLC
PO BOX 2166
LAKE CITY, FL 32056

2026

20-4S-16-03076-009



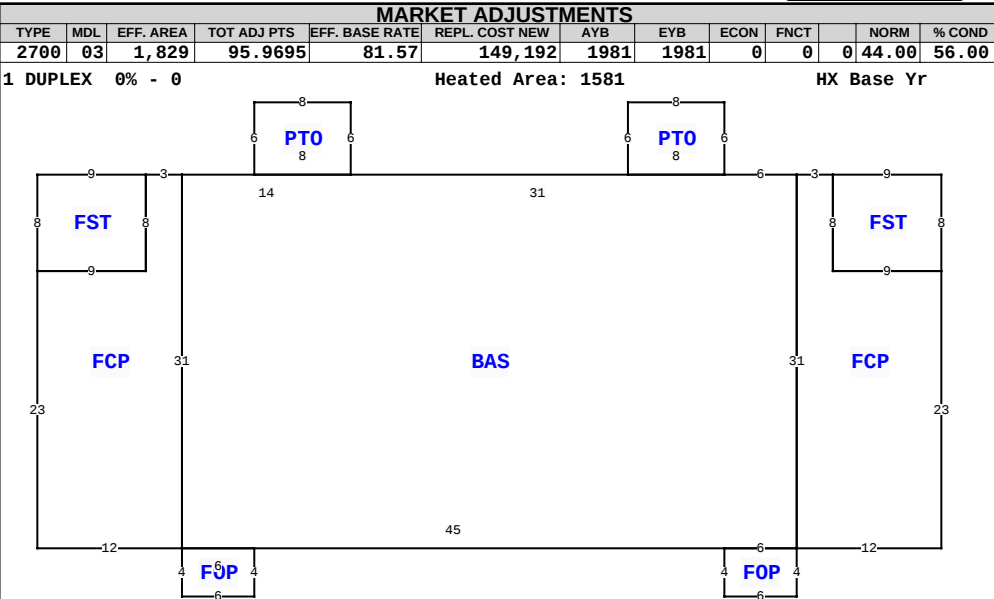
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	0 100
Stories	1. 1. 100
Units	2 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

Quality	04 04
DOR CODE	0800MULTI-FAM <10
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	20416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100		1,581	72,219
FCP	300	25		75	3,426
FCP	300	25		75	3,426
FOP	24	30		7	320
FOP	24	30		7	320
FST	72	55		40	1,827
FST	72	55		40	1,827
PTO	48	5		2	91
PTO	48	5		2	91
TOTALS	2,469			1,829	83,548

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	12	54	648.00	UT	2.00	2.00	
2	0166	CONC, PAVMT	0	0	12	54	648.00	UT	2.00	2.00	
3	0120	CLFENCE 4	0	0	0	0	330.00	UT	4.50	4.50	
4	0166	CONC, PAVMT	0	0	8	54	432.00	UT	2.00	2.00	
5	0166	CONC, PAVMT	0	0	8	54	432.00	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	UNIT TYPE	NOTES
1	0300	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT	



251 SW DUNN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
3,200											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		167,177	
TOTAL MARKET OB/XF VALUE		3,200	
TOTAL LAND VALUE - MARKET		39,000	
TOTAL MARKET VALUE		209,377	
SOH/AGL Deduction		0	
ASSESSED VALUE		209,377	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		209,377	
TOTAL JUST VALUE		209,377	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
1351/1514	1/11/2018	WD U	I	30	100
GRANTOR: JOHN W & DANETTE O'NE					
GRANTEE: O'NEAL PROPERTIES L					
0920/1011	2/10/2001	WD Q	I	03	75,000
GRANTOR: STAFFORD L JR & ANNE					
GRANTEE: JOHN & DANETTE O'NE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W6 PTO= N6 W8 S6 E8 \$ W31 PTO= N6 W8 S6 E8\$ W14 FCP= W3 FST= W9 S8 E9 N8 \$ S8W9 S23 E12 N31\$ S31 FOP= S4 E6 N4 W6\$ E45 FOP= S4 E6 N4 W6\$ E6 FCP= E12 N23 FST= N8 W9 S8 E9\$ W9 N8 W3 S31\$ N31\$.											

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