LOT 5 LAKEWOOD ESTATES S/D
ORB 826-1883, 826-1884,

HUNZIKER ROGER F/HUNZIKER SYBIL G
250 NW EMPORIA GLN
LAKE CITY, FL 32055

2026

23-3S-16-02272-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

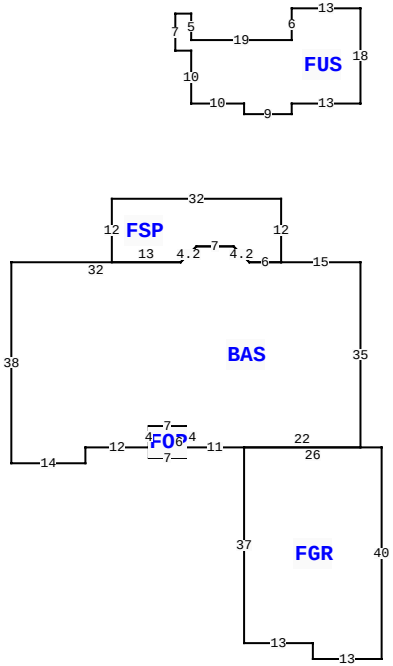
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,354	100		2,354	267,030
FGR	1,001	55		551	62,504
FOP	42	30		13	1,475
FSP	354	40		142	16,108
FUS	501	100		501	56,832
TOTALS	4,252			3,561	403,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,561	136.1880	152.53	543,159	2000	2000	0	0	0	25.63	74.37

1 SINGLE FAM 100% - 2001 Heated Area: 2855 HX Base Yr 2001



250 NW EMPORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		403,947
TOTAL MARKET OB/XF VALUE		16,894
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		495,841
SOH/AGL Deduction		159,967
ASSESSED VALUE		335,874
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		285,152
TOTAL JUST VALUE		495,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,436

SALE:2:1: WD REPLACING UNREC AG

LAND:1:1: 2.90 AC UPLAND, 5.78 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16769	SFR	419	03/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0828/1884	8/17/1996	WD	Q	V		58,400
GRANTOR:WILLIAM & PAMELA WOOD						
GRANTEE:ROGER & SYBIL HUNZI						
0826/1883	8/16/1996	WD	U	V	09	35,000
GRANTOR:DEAS BULLARD						
GRANTEE:WILLIAM E & PAMELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W32 S12 E13 U3 R3 E7 D3 R3 E6$ W6 L3 U3 W7 D3 L3 W32 S38 E14 N3 E12 FOP= S2 E7 N6 W7 S4$ N4 E7 S4 E11 FGR= S37 E13 S3 E13 N40 W26$ E22 N35$ PTR= N30 FUS= N18 W13 S6 W19 N5 W3 S7 E3 S10 E10 S2 E9 N2 E13$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0263	PRCH,USP	0	100	16	16	256.00	UT	4.00	4.00	100	2000	2000	3	100	1,024	
3	0166	CONC,PAVMT	0	100	0	0	8,232.00	UT	1.50	1.50	80	2000	2000	3	80	9,878	
4	0083	DOCK-LAKE	0	100	0	0	1,389.00	UT	11.50	11.50	50	2009	2009	3	30	4,792	

LAND DESCRIPTION

TOTAL OB/XF 16,894

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	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/15/2023 BY JB Total Acres: 5.77 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 10/03/2025 BY SYS