

DUMAS KARLA ANN P
632 SW TUNSIL ST
LAKE CITY, FL 32024

2026

23-4S-16-03096-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	14	PREFIN 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 Units	05	CONV 100 0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	23416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	152	100		152	15,569
BAS	2,144	100		2,144	219,606
FOP	200	30		60	6,146
UCP	384	20		77	7,887
TOTALS	2,880			2,433	249,207

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	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0 100	0 0	1.00	UT	350.00	350.00	50	0	0	3	50	175	
3	0040	BARN, POLE	0 100	0 0	1.00	UT	200.00	200.00	50	2009	2009	3	50	100	
4	0294	SHED WOOD/	0 100	20 20	400.00	UT	12.00	12.00	100	2009	2009	3	100	4,800	
5	0251	LEAN TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0104	GENERATOR	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
7	0031	BARN, MT AE	0 100	0 0	1.00	UT	10,600.00	10,600.00	100	2023	2022		100	10,600	
8	0169	FENCE/WOOD	0 100	0 0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,433	100.2204	112.25	273,104	1983	2018	0	0	8.75	91.25

1 SINGLE FAM 100% - 2022

Heated Area: 2296

HX Base Yr 2022

The diagram shows a large rectangular building footprint labeled 'BAS' with overall dimensions of 46 by 32. Inside, there's a smaller rectangle labeled 'FOP' with dimensions of 25 by 8. To the right, another section is labeled 'UCP' with dimensions of 12 by 32. Various other dimensions like 19, 21, 12, 16, 51, and 8 are indicated around the perimeter and internal sections.

COLUMBIA COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		249,207	
TOTAL MARKET OB/XF VALUE		24,775	
TOTAL LAND VALUE - MARKET		93,680	
TOTAL MARKET VALUE		367,662	
SOH/AGL Deduction		50,872	
ASSESSED VALUE		316,790	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		266,068	
TOTAL JUST VALUE		367,662	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045024	Electrical Servic	0	07/22/2022
000044842	Electrical Servic	0	06/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/163	12/30/2021	WD	Q	I	01	297,300
GRANTOR:TOOKER WAYNE L						
GRANTEE:DUMAS KARLA ANN P						
1382/2344	4/17/2019	WD	U	I	11	100
GRANTOR:ALICE R MOBLEY						
GRANTEE:WAYNE L & LISA G TO						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W21 BAS= N8 W19 S8 E19\$ W46 S32 E16 FOP= S8 E25 N8 W25\$ E51 UCP= E12N32 W12S32\$ N32\$.													

LAND DESCRIPTION

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.74	AC		1.00	1.00	1.00	7,000.00	7,000.00	89,180							

REVIEW DATE 02/26/2025 BY KS

Total Acres: 13.74

Total Land Value: 93,680

Market: 0

Agricultural: 0

Common: 93,680

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