BEG SE COR NE1/4 OF NW1/4, N 415 FT, N 298.58 FT, N 629.43 FT, WE S 630.34, S 711.95 FT, E 239.91

JONES ADAM/JONES TARA
442 SW TUNSIL ST
LAKE CITY, FL 32024

2026

23-4S-16-03096-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

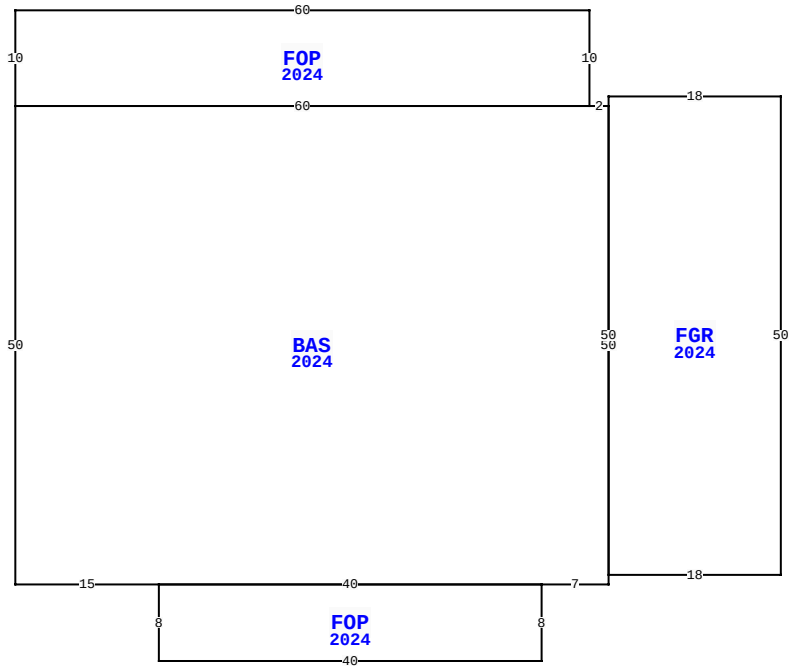
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	05	STEEL 100
Stories	1.	1. 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	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,100	100	2024	3,100	250,716
FGR	900	55	2024	495	40,034
FOP	320	30	2024	96	7,764
FOP	600	30	2024	180	14,558
TOTALS	4,920			3,871	313,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	3,871	112.1000	82.95	321,099	2023	2023	0	0	0	2.50	97.50

1 SFR/BARNDO 100% - 2025 Heated Area: 3100 HX Base Yr 2025



442 SW TUNSIL 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		313,072
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		33,695
TOTAL MARKET VALUE		347,367
SOH/AGL Deduction		0
ASSESSED VALUE		347,367
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,645
TOTAL JUST VALUE		347,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045572	New Residential C	150,000	09/27/2022
000042263	New Residential C	283,290	07/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1432/1981	3/05/2021	WD	U	V	11	100
GRANTOR: HOLLINGSWORTH TROY M						
GRANTEE: JONES ADAM M						
1357/1681	4/10/2018	WD	U	V	30	9,000
GRANTOR: TROY & TARA HOLLINGSW						
GRANTEE: ADAM & TARA JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,11] S50 E15 E40 E7 N50 W2 W60 $
FGR=[YR=2024;ORIG=122,10] S50 E18 N50 W18 $
FOP=[YR=2024;ORIG=60,1] S10 E60 N10 W60 $
FOP=[YR=2024;ORIG=75,61] S8 E40 N8 W40 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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			0.00	0.00	2.93	AC		1.00	1.00	1.00	11,500.00	11,500.00	33,695							

REVIEW DATE 02/26/2025 BY KS Total Acres: 2.93 Total Land Value: 33,695 Market: 0 Agricultural: 0 Common: 33,695 PRINTED 11/18/2025 BY SYS