

BROWNING DENISE TUNSIL/BENTON NATASHA D
795 SW SPARROW TER
LAKE CITY, FL 32024

23-4S-16-03097-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		31	VINYL SID 100		0800	02	1,709	117.9000	70.74	120,895	1995	1995	0	0	0	60.00	40.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 MOBILE HME 100% - 2008										Heated Area: 1670					HX Base Yr 2008					Tax Group: 2		Tax Dist:							
Roof Cover		14	PREFIN MT 100		58 14 14 13 27 66 BAS FOP															BUILDING MARKET VALUE		48,358												
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE		11,000												
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET		44,990												
Interior Floo		08	SHT VINYL 10																	TOTAL MARKET VALUE		104,348												
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction		19,232												
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE		85,116												
Bedrooms			3 100		TOTAL EXEMPTION VALUE		HX HB		50,722																									
Bathrooms			2 100		BASE TAXABLE VALUE		34,394																											
Stories		1.	1. 100		TOTAL JUST VALUE		104,348																											
Architectual Units		01	CONV 100 0 100		NCON VALUE		0																											
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE		104,348																											
Quality		05	05																															
DOR CODE		0200MOBILE HOME																																
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	1,670	100		1,670	47,254																													
FOP	112	35		39	1,104																													
TOTALS		1,782			1,709	48,358											BLD DATE				LGL DATE													
																	XF DATE				LAND DATE													
																	INC DATE				AG DATE													
EXTRA FEATURES		796 SW TUNSIL ST, LAKE CITY																																
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	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700																			
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800																			
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																			
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500																			
LAND DESCRIPTION		TOTAL OB/XF										11,000																						
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500																	
2	0000	C	VAC RES	100		A-1	0.00	0.00	7.18	AC		1.00	1.00	1.00	5,500.00	5,500.00	39,490																	
REVIEW DATE	02/26/2025		BY	KS		Total Acres: 8.18		Total Land Value: 44,990		Market: 0		Agricultural: 0		Common: 44,990		PRINTED 11/18/2025 BY SYS																		