COMM 633.03 FT N OF SE COR OF SE
OF NE1/4, RUN W 535 FT FOR POB,
N 422.15 FT, E 111 FT, S 422.31

BOWERS CHRISTINE M
342 SW BURNETT LN
LAKE CITY, FL 32024

2026

26-4S-16-03181-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

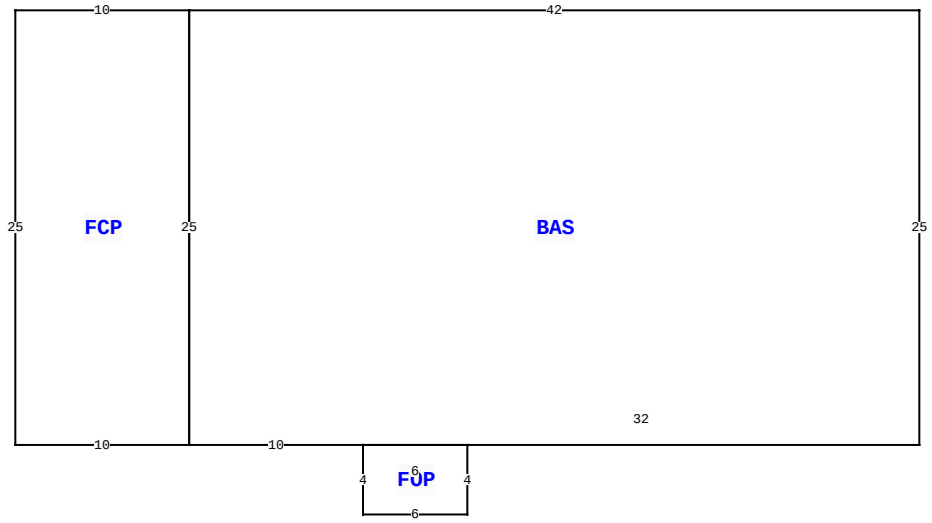
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	26416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	91,844
FCP	250	25		62	5,423
FOP	24	30		7	612
TOTALS	1,324			1,119	97,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,119	120.1560	134.57	150,584	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1050 HX Base Yr 2018



342 SW BURNETT LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		97,880
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		122,280
SOH/AGL Deduction		53,883
ASSESSED VALUE		68,397
TOTAL EXEMPTION VALUE	HX HB DX SX	68,397
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		122,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048118	Remodel	7,000	09/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1345/1753	10/06/2017	WD	Q	I	01	78,000
GRANTOR: STEVEN H LUMBERT						
GRANTEE: CHRISTINE M BOWERS						
1328/0985	12/30/2016	WD	Q	I	01	70,000
GRANTOR: RONNIE & LINDA REGIST						
GRANTEE: STEVEN H LUMBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FCP= W10 S25 E10 N25$ S25 E10 FOP= S4 E6 N4 W6$ E32 N25$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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		00	111.00	422.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 07/10/2019 BY KR Total Acres: 1.08 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/18/2025 BY SYS