

TUNSIL JAMES D/TUNSIL PEARLIE MAE
1580 SHEARWATER DR
JACKSONVILLE, FL 32218

27-4S-16-03215-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 90			
Exterior Wall	05	AVERAGE 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 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		2 100			
Frame Stories	01	NONE 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	27416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE			
BAS	1,852	100		1,852	141,576
FGR	696	55		383	29,278
FOP	322	30		97	7,415
FSP	77	40		31	2,370
TOTALS	2,947			2,363	180,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,363	98.5617	110.39	260,852	1995	1995	0	0	0	30.75	69.25

1 SINGLE FAM 0% - 0 Heated Area: 1852 HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/07/2025	MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		180,640	
TOTAL MARKET OB/XF VALUE		4,115	
TOTAL LAND VALUE - MARKET		39,688	
TOTAL MARKET VALUE		224,443	
SOH/AGL Deduction		0	
ASSESSED VALUE		224,443	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		224,443	
TOTAL JUST VALUE		224,443	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,104	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I I	RSN CD	SALE PRICE
1227/0623	12/28/2011	QC	U	I	11	100

GRANTOR: JAMES D TUNSIL & PEAR
GRANTEE: TUNSIL JAMES D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S35 FOP= S7 E46 N7 W46\$ E46 N6 E11 FGR= S7 E24 N29 W24 S22\$ N22 FSP= N7 W11 S7 E11\$ W11 N7\$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200
2	0166	CONC,PAVMT	0	0	0	0	743.00	UT	1.50	1.50	100	1995	1995	3	100	1,115
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500
TOTAL OB/XF 4,115																

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	0		A-1	0.00	0.00	4.51	AC		1.00	1.00	0.80	11,000.00	8,800.00	39,688							

REVIEW DATE 07/18/2019 BY KR

Total Acres: 4.51 Total Land Value: 39,688 Market: 0 Agricultural: 0 Common: 39,688 PRINTED 11/18/2025 BY SYS