COMM SW COR OF SEC, E 33.04 FT F
208.76 FT, E 422.82 FT, S 208.84
OF SEC, W 417.40 FT TO POB.

NICKODAM DUSTIN/LUNDE EMILY
525 SW HUNTER RD
LAKE CITY, FL 32024

2026

30-3S-16-02411-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

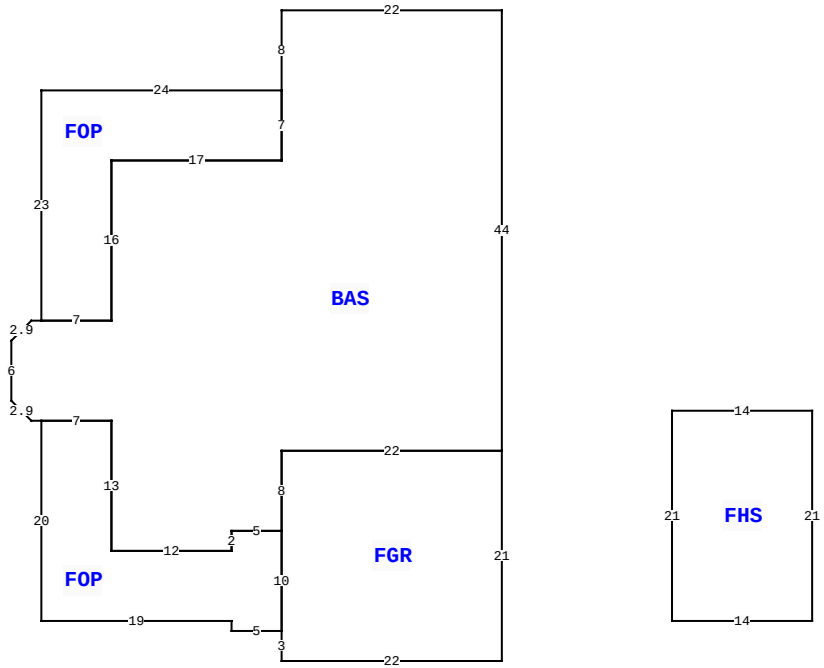
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100		1,717	225,160
FGR	462	55		254	33,308
FHS	294	60		176	23,080
FOP	274	30		82	10,753
FOP	280	30		84	11,015
TOTALS	3,027			2,313	303,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	121.9680	136.60	315,956	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2011 HX Base Yr 2022



525 SW HUNTER RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		303,318
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		340,278
SOH/AGL Deduction		30,225
ASSESSED VALUE		310,053
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,331
TOTAL JUST VALUE		340,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041275	SFR		02/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/2764	8/25/2020	WD	U	V	30	100

GRANTOR: GUSSIE M MACLAREN, JE

GRANTEE: DUSTIN MICKODAM & E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] S8 S7 W17 S16 W7 W1 D2L2 S6 D2R2 E1 E7 S13 E12 N2 E5 N8 E22 N44 W22 $
FGR=[ORIG=70,54] S8 S10 S3 E22 N21 W22 $
FOP=[ORIG=70,18] W24 S23 E7 N16 E17 N7 $
FOP=[ORIG=46,51] S20 E19 S1 E5 N10 W5 S2 W12 N13 W7 $
FHS=[ORIG=109,50] S21 E14 N21 W14 $
.

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	320.00	UT	3.00	3.00	100	2022	2021		100	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 12/28/2021 BY TW Total Acres: 2.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/19/2025 BY SYS