

LOT 4A BLOCK 1 OAK RIDGE S/D UNR
N OF SE COR OF SW1/4 OF SW1/4, W
POB, CONT W 87.50 FT, N 131.57 F

ADAMS SANDRA DENISE/ADAMS CYNTHIA ELISE
1250 NW LABONTE LN
LAKE CITY, FL 32055

2026

30-3S-17-05867-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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	30317.010	1.00/
------------------	-----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,354	100		1,354	116,807
FOP	96	30		29	2,502
FST	96	55		53	4,572
USP	200	35		70	6,039

TOTALS	1,746			1,506	129,919
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	67	0	0	1.00	UT	0.00
2	0280	POOL R/CON	0	67	32	16	1.00	UT	6,000.00
3	0296	SHED METAL	0	67	0	0	1.00	UT	500.00
4	0120	CLFENCE 4	0	67	0	0	1.00	UT	0.00
5	0294	SHED WOOD/	0	67	0	0	1.00	UT	0.00
6	0169	FENCE/WOOD	0	67	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	67		00	0.00	0.00	11,528.76

REVIEW DATE	12/07/2016	BY	HC
-------------	------------	----	----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,506	118.5030	132.72	199,876	1977	1977		0	0	35.00	65.00	
1 SINGLE FAM 67% - 2021 Heated Area: 1354 HX Base Yr													

1250 NW LABONTE LN, LAKE CITY	BLD DATE		LGL DATE	04/27/2022	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0166	CONC, PAVMT	0	67	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0280	POOL R/CON	0	67	32	16	1.00	UT	6,000.00	6,000.00	100	1987	1987	3	40	2,400	
3	0296	SHED METAL	0	67	0	0	1.00	UT	500.00	500.00	20	1993	1993	3	20	100	
4	0120	CLFENCE 4	0	67	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0294	SHED WOOD/	0	67	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	0169	FENCE/WOOD	0	67	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

TOTAL OB/XF										3,300							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	67		00	0.00	0.00	11,528.76	SF		1.00	1.00	1.00	0.95	0.95	10,952

Total Acres:	0.26	Total Land Value:	10,952	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		129,919	
TOTAL MARKET OB/XF VALUE		3,300	
TOTAL LAND VALUE - MARKET		10,952	
TOTAL MARKET VALUE		144,171	
SOH/AGL Deduction		24,374	
ASSESSED VALUE		119,797	
TOTAL EXEMPTION VALUE		HA HAB	47,221
BASE TAXABLE VALUE		72,576	
TOTAL JUST VALUE		144,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,171	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
585	MAINT/ALTR	0	06/28/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1432/871	3/11/2021	PB	U	I	18	0	
GRANTOR: ADAMS JIMMY C							
GRANTEE:							
1237/1240	6/28/2012	QC	U	I	11	100	
GRANTOR: JIMMY C ADAMS							
GRANTEE: JIMMY C ADAMS & SAN							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W31 USP= N10 W20 S10 E20\$ W8 FST= W12 S8 E12 N8\$ S8 W12 S19 E12 FOP= S5 E12 N8W12 S3\$N3 E12 S8 E14 N2 E13 N30\$.									