LOT 2-A BLK 1 OAK RIDGE S/D UNR:
SW1/4 OF SW1/4, RUN N 527.41 FT,
POB, CONT W 87.5 FT, N 131.53 FT

ANDERSON TIMOTHY P/ANDERSON PEGGY L
1212 NW LABONTE LN
LAKE CITY, FL 32055

2026

30-3S-17-05867-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

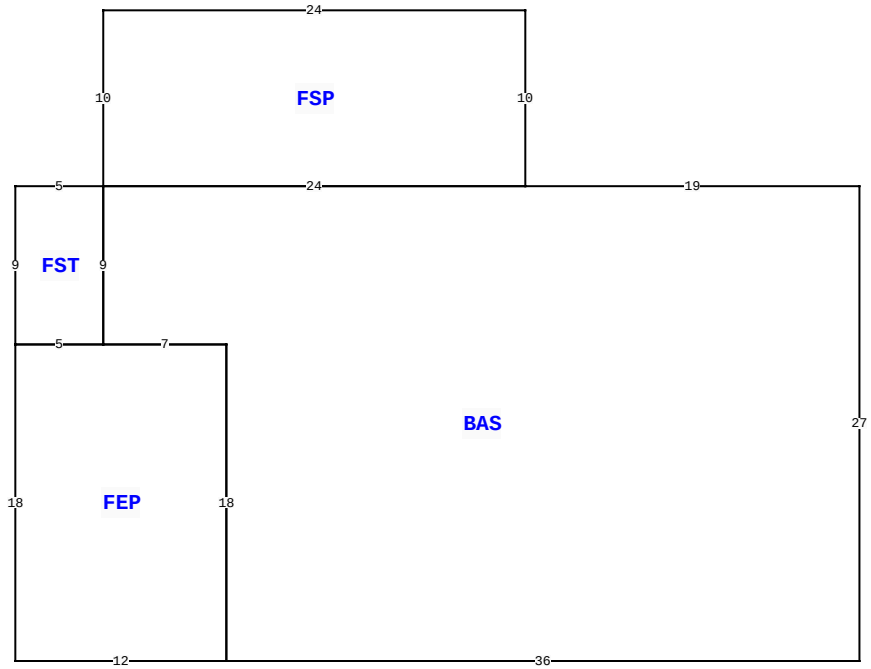
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	30317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,035	100		1,035	76,250
FEP	216	80		173	12,745
FSP	240	40		96	7,073
FST	45	55		25	1,842
TOTALS	1,536			1,329	97,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,329	101.2000	113.34	150,629	1978	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1035 HX Base Yr 2008



1212 NW LABONTE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		97,909
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		10,944
TOTAL MARKET VALUE		110,453
SOH/AGL Deduction		34,152
ASSESSED VALUE		76,301
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,579
TOTAL JUST VALUE		110,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1132/1106	10/02/2007	WD	Q	I		87,700
GRANTOR: HEATHER KUNNEMAN-LEE						
GRANTEE: TIMOTHY P & PEGGY A						
0834/0568	1/31/1997	WD	Q	I		45,900
GRANTOR: CORACI						
GRANTEE: HEATHER KUNNEMAN-LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N10 W24 S10 E24$ W24 FST= W5 S9 E5 N9$ S9 FEP= W5 S18 E12 N18 W7$ E7S18 E36 N27$.

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	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0.00	0.00	11,520.20	SF		1.00	1.00	1.00	0.95	0.95	10,944							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.26 Total Land Value: 10,944 Market: 0 Agricultural: 0 Common: 10,944 PRINTED 11/19/2025 BY SYS