COMM SE COR OF SEC, RUN N ALONG 413.50 FT, W 48.07 FT TO POB, CO N 193.80 FT, E 449.54 FT, S 193

COLUNGA AMANDA
213 SW FAMILY CT
LAKE CITY, FL 32025

2026

30-4S-17-08913-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

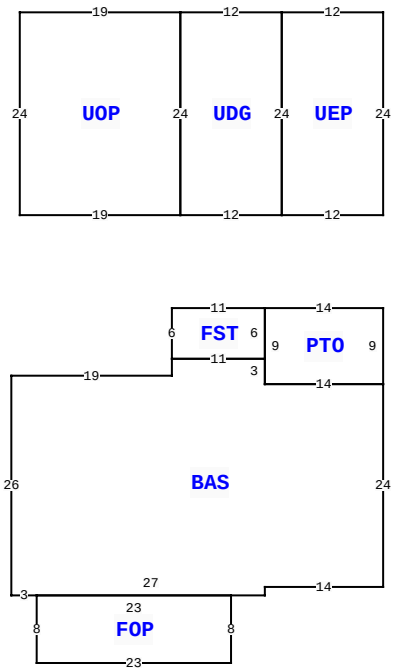
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100		1,138	97,263
FOP	184	30		55	4,701
FST	66	55		36	3,077
PTO	126	5		6	513
UDG	288	55		158	13,504
UEP	288	60		173	14,786
UOP	456	20		91	7,778
TOTALS	2,546			1,657	141,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,657	117.4040	131.49	217,879	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1138 HX Base Yr 1998



213 SW FAMILY CT, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		141,621
TOTAL MARKET OB/XF VALUE		2,150
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		179,771
SOH/AGL Deduction		88,752
ASSESSED VALUE		91,019
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,297
TOTAL JUST VALUE		179,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,771

LAND:1:1: POOR ACCESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0845/0717	9/05/1997	WD	Q	I		62,500
GRANTOR: HUNTER						
GRANTEE: COLUNGA						
0811/0202	9/15/1995	WD	Q	I		56,500
GRANTOR: WOLBUR & JEANNIE BROW						
GRANTEE: GEORGE & TOBY HUNTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N3 FST= N6 W11 S6 E11$ W11 S2 W19 S26 E3 FOP= S8 E23 N8 W23$ E27 N1 E14 N24$ PTO= N9 W14 S9 E14 $ PTR=N20 UEP= N24 W12 UDG= W12 S24 UOP= W19 N24 E19 S24$E12 N24$ S24 E12$ S20$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	2.00	UT	100.00	100.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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 07/05/2017 BY DF Total Acres: 2.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/06/2025 BY SYS