LOT 1 & E1/2 OF LOT 2 BLOCK 2 UN ESTATES S/D.

LUNH LENG/BAN RETH
613 NW PALM DR
LAKE CITY, FL 32055

2026

31-3S-17-05971-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

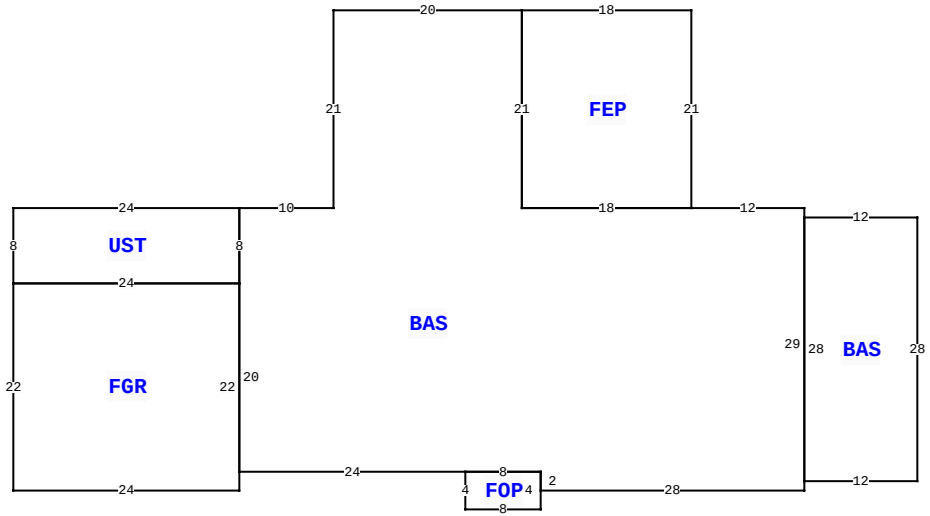
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	25,411
BAS	2,156	100		2,156	163,053
FEP	378	80		302	22,840
FGR	528	55		290	21,932
FOP	32	30		10	757
UST	192	45		86	6,504
TOTALS	3,622			3,180	240,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,180	103.8870	116.35	369,993	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2492 HX Base Yr 2023



613 NW PALM DR, 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		240,495
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		19,310
TOTAL MARKET VALUE		262,205
SOH/AGL Deduction		13,466
ASSESSED VALUE		248,739
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		148,017
TOTAL JUST VALUE		262,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
591	REMODEL	89	11/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1461/807	2/25/2022	WD	Q	I	01	200,000

GRANTOR: KIRBY MERGED TRUST &

GRANTEE: LUNH LENG

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= N21 W18 S21 E18$ W18 N21 W20 S21 W10 UST= W24 S8 E24 N8$ S8 FGR= W24 S22 E24 N22$ S20 E24 FOP= S4 E8 N4 W8$ E8 S2 E28 N1 BAS= E12 N28 W12 S28 $ N29 $.

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	400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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		*RSF-2	0.00	0.00	20,325.97	SF		1.00	1.00	1.00	0.95	0.95	19,310							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.47 Total Land Value: 19,310 Market: 0 Agricultural: 0 Common: 19,310 PRINTED 11/18/2025 BY SYS