

HARDEN DONALD B/HARDEN ELAINE P
497 SW LUNSFORD TER
LAKE CITY, FL 32024

35-4S-16-03277-000



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

19

COMMON BRK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 50

Interior Wall

06

CUST PANEL 50

Interior Floo

14

CARPET 90

Interior Floo

08

SHT VINYL 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories Architectual Units

01

NONE 100

Condition Adj Kitchen Adjus

1.

1. 100

Quality

05

05

DOR CODE

5000

IMPROVED AG

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

35416.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

531

100

531

45,573

BAS

1,770

100

1,770

151,912

FCP

588

25

147

12,617

FOP

56

30

17

1,459

FOP

72

30

22

1,888

FOP

280

30

84

7,209

FSP

228

40

91

7,810

UST

168

45

76

6,523

TOTALS

3,693

2,738

234,992

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,738

117.8940

132.04

361,526

1974

0

0

35.00

65.00

1 SINGLE FAM

100%

- 0

Heated Area: 2301

HX Base Yr

UST

FCP

FSP

BAS

FOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/08/2025

MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2

3

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

234,992

TOTAL MARKET OB/XF VALUE

32,254

TOTAL LAND VALUE - MARKET

139,790

TOTAL MARKET VALUE

281,265

SOH/AGL Deduction

123,159

ASSESSED VALUE

158,106

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

107,384

TOTAL JUST VALUE

407,036

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

407,374

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000041830

Electrical Servic

0

04/30/2021

39538

POOL

0

04/01/2020

36898

GARAGE

172

06/27/2018

30816

MAINT/ALTR

35

03/05/2013

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1380/0533

3/11/2019

PB U

I

18

0

GRANTOR: CLERL OF COURT (JAMES

GRANTEE: DONALD B HARDEN TRU

1376/1465

1/07/2019

TR U

I

11

100

GRANTOR: DONALD B HARDEN TRUST

GRANTEE: DONALD B & ELAINE P

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S6 FSP= W19 S12 E19 N12\$ S12 W19 FOP= N12 W6 S12 E6\$ W6 FCP= N28 UST= N8 W21 S8 E21\$ W21S28 E21\$ W15 BAS= W6 S31 E21 N23 W15 N8\$ S8 E15 S21 FOP= S2 FOP= S10 E28 N10 W28\$ E28 N2 W28\$ E28 S2 E16 N49\$.

EXTRA FEATURES

497 SW LUNSFORD TER, LAKE CITY

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 0190

FPLC PF

0 100

0 0

1.00

UT

1,200.00

1,200.00

100

0

0

3

100

1,200

2 0166

CONC,PAVMT

0 100

10 16

160.00

UT

2.00

2.00

100

1993

1993

3

100

320

3 0040

BARN,POLE

0 100

12 16

192.00

UT

2.50

2.50

100

1993

1993

3

100

480

4 0296

SHED METAL

0 100

0 0

1.00

UT

0.00

0.00

100

2009

2009

3

100

400

5 0031

BARN,Mt AE

0 100

0 0

1.00

UT

0.00

0.00

100

2015

2015

3

100

1,080

6 0296

SHED METAL

0 100

0 0

1.00

UT

0.00

0.00

100

2019

2019

3

100

800

7 0251

LEAN TO W/

0 100

0 0

1.00

UT

0.00

0.00

100

2019

2019

3

100

500

8 0169

FENCE/WOOD

0 100

0 0

1.00

UT

0.00

0.00

100

2019

2019

3

100

1,500

9 0281

POOL R/FIB

0 100

10 26

260.00

UT

65.00

65.00

100

2020

2020

3

91

15,379

10 0120

CLFENCE

4 0 100

0 0

90.00

UT

5.50

5.50

100

2020

2020

3

100

495

LAND DESCRIPTION

TOTAL OB/XF

22,154

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSR

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