COMM NE COR OF SE1/4 OF NE1/4, W
631.69 FT, E 376.86 FT, N 120.94
209.78 FT, W 225.44 FT, S 187.86

BOYD JOHN DAVID/BOYD REBECCA LYNN
498 SW LUNSFORD TER
LAKE CITY, FL 32024

2026

35-4S-16-03277-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

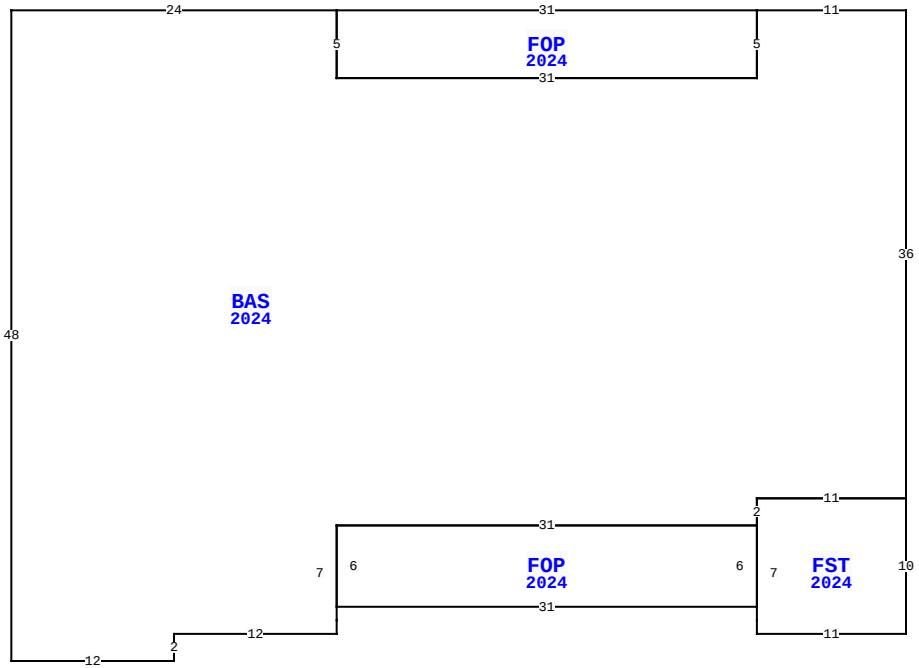
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	35416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,547	100	2024	2,547	305,942
FOP	155	30	2024	46	5,525
FOP	186	30	2024	56	6,727
FST	110	55	2024	60	7,207
TOTALS	2,998			2,709	325,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,709	109.4400	122.57	332,042	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2547 HX Base Yr 2024



498 SW LUNSFORD TE, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		325,401
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,360
TOTAL MARKET VALUE		343,761
SOH/AGL Deduction		0
ASSESSED VALUE		343,761
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,039
TOTAL JUST VALUE		343,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046080	New Residential C	295,000	12/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/247	8/25/2022	WD	U	V	11	100

GRANTOR: HARDEN DONALD B

GRANTEE: BOYD JOHN DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-10,-20] S48 E12 N2 E12 N1 N7 E31 N2 E11 N36 W11 S5 W31 N5 W24 $
FOP=[YR=2024;ORIG=14,-20] S5 E31 N5 W31 $
FOP=[YR=2024;ORIG=14,18] S6 E31 N6 W31 $
FST=[YR=2024;ORIG=45,16] S2 S7 S1 E11 N10 W11 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	CONSRV
1	0100	C	SFR	100					1.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,360							

REVIEW DATE 12/05/2023 BY HC Total Acres: 1.02 Total Land Value: 18,360 Market: 0 Agricultural: 0 Common: 18,360 PRINTED 11/18/2025 BY SYS