

COMM 20 FT W OF NE COR OF
NE1/4 OF SE1/4, RUN S 643 FT,
W 140.20 FT FOR POB, RUN S

O'NEAL PROPERTIES LLC
P O BOX 2166
LAKE CITY, FL 32056

2026

35-4S-16-03281-001



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	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	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	01
NEIGHBORHOOD/LOC 35416.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	953	100		953	47,557
FCP	180	25		45	2,246
FOP	72	30		22	1,098
PTO	96	5		5	250
UST	70	45		32	1,597

TOTALS	1,371			1,057	52,747
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	8	18	144.00	UT	2.00	2.00	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC	

REVIEW DATE	07/29/2019	BY	BC
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0600	01	1,057	110.8944	83.17	87,911	1976	1976	0	0	40.00	60.00
1 SFR RENTAL 0% - 0											
Heated Area: 953 HX Base Yr											
251 SW LUNSFORD TER, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/22/2022 MLU											

TOTAL OB/XF											
3,088											

TOTAL OB/XF											
3,088											

Total Acres:	0.50	Total Land Value:	11,250	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		52,747	
TOTAL MARKET OB/XF VALUE		3,088	
TOTAL LAND VALUE - MARKET		11,250	
TOTAL MARKET VALUE		67,085	
SOH/AGL Deduction		0	
ASSESSED VALUE		67,085	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		67,085	
TOTAL JUST VALUE		67,085	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		67,085	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1351/1514	1/11/2018	WD	U	I	30	100	
GRANTOR: JOHN W & DANETTE O'NE							
GRANTEE: O'NEAL PROPERTIES L							
1290/2679	2/20/2015	WD	U	I	12	40,000	
GRANTOR: US BANK TRUST NA							
GRANTEE: JOHN W & DANETTE O'							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W8 PTO= N8 W12 S8 E12\$ W33 S25 E23 FOP= N4E18 S4 W18\$ N4 E18 N21\$UST= E10 S7 W10FCP= S18 E10 N18 W10\$ N7\$.											

OTHER ADJUSTMENTS AND NOTES											

Common:	11,250	PRINTED 11/18/2025 BY SYS
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