COMM NE COR OF SE1/4, RUN W 1078
RUN S 525 FT, W 210 FT, N 525 FT
POB. (AKA LOT 8 BLOCK A SOUTHWOO

BEGGS MILDRED R TRUSTEE
431 SW SUNNYDALE GLN
LAKE CITY, FL 32024

2025

36-4S-16-03379-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

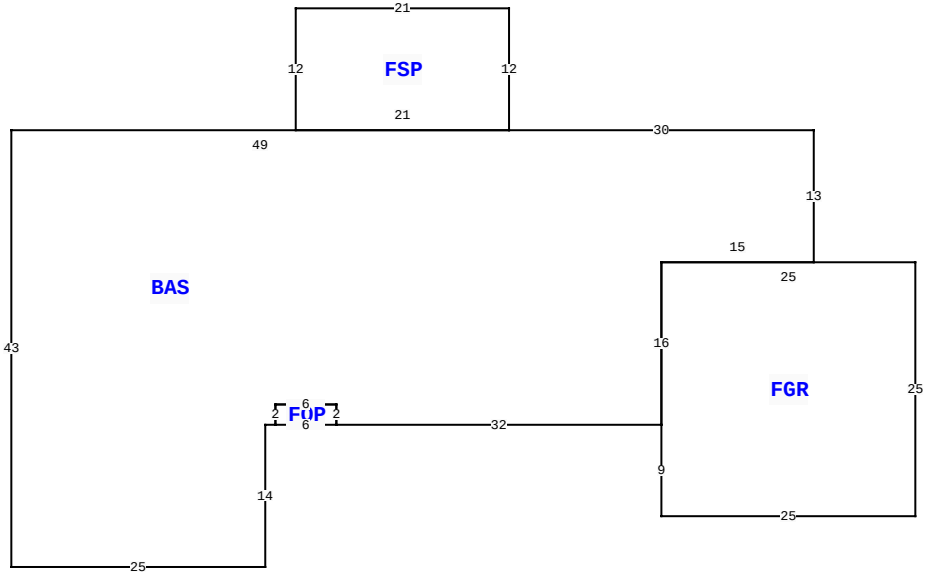
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100		2,389	212,119
FGR	625	55		344	30,544
FOP	12	30		4	355
FSP	252	40		101	8,968
TOTALS	3,278			2,838	251,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,838	121.9680	136.60	387,671	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2389 HX Base Yr



431 SW SUNNYDALE GLN, 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		251,986
TOTAL MARKET OB/XF VALUE		9,885
TOTAL LAND VALUE - MARKET		45,540
TOTAL MARKET VALUE		307,411
SOH/AGL Deduction		169,186
ASSESSED VALUE		138,225
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		82,503
TOTAL JUST VALUE		307,411
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049462	Electrical Servic	0	03/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N12 W21 S12 E21$ W49 S43 E25 N14 E1 FOP= E6 N2 W6 S2$ N2 E6 S2 E32 FGR= S9 E25 N25 W25 S16 $ N16 E15 N13$.

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	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0166	CONC,PAVMT	0	100	31	52	4,712.00	UT	2.00	2.00	20	1993	1993	3	20	1,885	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 9,885

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	2.53	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,540							

REVIEW DATE 05/20/2024 BY TW Total Acres: 2.53 Total Land Value: 45,540 Market: 0 Agricultural: 0 Common: 45,540 PRINTED 08/19/2025 BY SYS