LOT 6 BLOCK 9 FOREST HILL S/D UN
803-566, 938-1603, PB 972-2534,

DEKLE-HUNT AMANDA A
641 SE SUNFLOWER PL
LAKE CITY, FL 32025

2027

00-00-00-07762-106

BUILDING CHARACTERISTICS

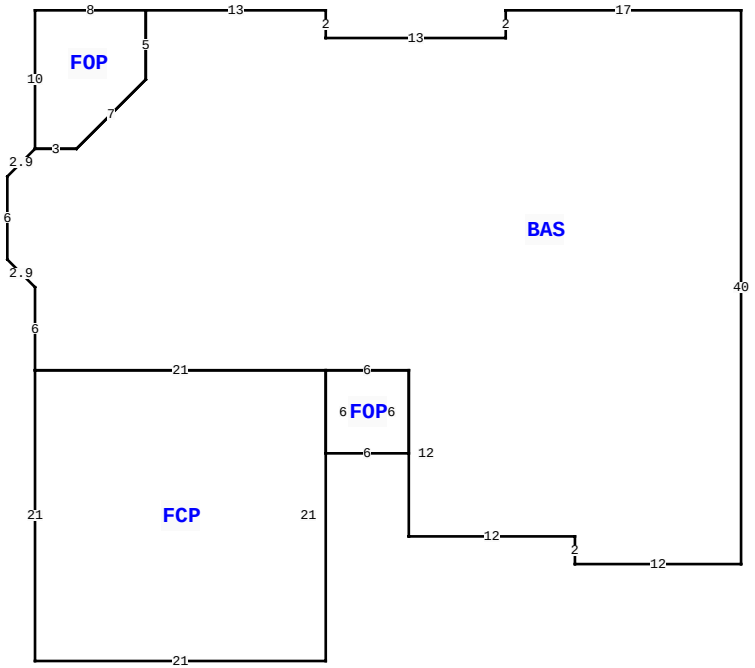
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100		1,561	161,042
FCP	441	25		110	11,348
FOP	36	30		11	1,135
FOP	68	30		20	2,064
TOTALS	2,106			1,702	175,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	133.9800	147.38	250,841	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2021 Heated Area: 1561 HX Base Yr 2021



641 SE SUNFLOWER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

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	830.00	UT	1.50	1.50	100	1995	1995	3	100	1,245	
2	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,589
TOTAL MARKET OB/XF VALUE		2,545
TOTAL LAND VALUE - MARKET		13,365
TOTAL MARKET VALUE		191,499
SOH/AGL Deduction		31,296
ASSESSED VALUE		160,203
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,792
TOTAL JUST VALUE		191,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,691

SALE:1:1: LOT 6 BLK 9 FOREST HILLS UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
185	MAINT/ALTR	50	04/23/2013
430	MAINT/ALTR	50	08/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0371	7/13/2020	WD	Q	I	01	162,500
GRANTOR: ROY L & BETTY R BROWN						
GRANTEE: AMANDA A DEKLE-HUNT						
0976/2458	3/07/2003	WD	Q	I	03	100
GRANTOR: SYLVIA J LYNCH & GARY						
GRANTEE: ROY L & BETTY R BRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S2 W13 N2 W13 FOP= W8 S10 E3 R5 U5 N5 $ S5 D5 L5 W3 L2 D2 S6 D2 R2 S6 FCP= S21 E21 N21 W21 $ E21 FOP= S6 E6 N6 W6$ E6 S12 E12 S2 E12 N40$.

LAND DESCRIPTION

TOTAL OB/XF 2,545

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	9,900.00	SF		1.00	1.00	0.90	1.50	1.35	13,365							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.23 Total Land Value: 13,365 Market: 0 Agricultural: 0 Common: 13,365 PRINTED 11/17/2026 BY SYS