E DIV: LOT 6 BLOCK 1 THOMAS PARK
747-631, 793-2067, 817-1787, CT

LUNSMANN JOSEPH LORIAN/LUNSMANN TINA LOU
1026 NE LAKE DR
LAKE CITY, FL 32055

2027

00-00-00-12868-000

BUILDING CHARACTERISTICS

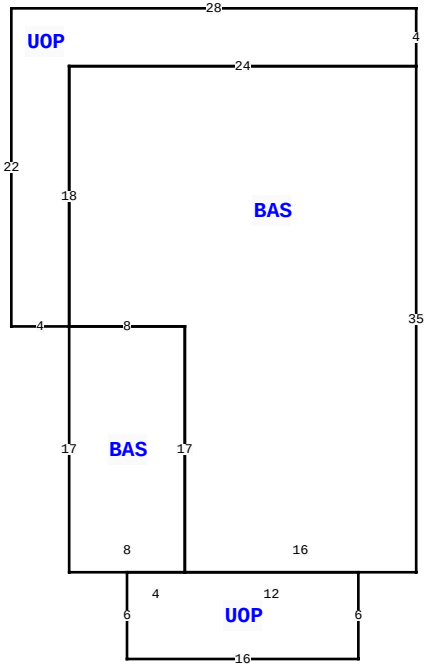
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	136	100		136	10,012
BAS	704	100		704	51,827
UOP	96	20		19	1,399
UOP	184	20		37	2,724
TOTALS	1,120			896	65,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	896	121.6800	133.85	119,930	1940	1995	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 840 HX Base Yr



1026 NE LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	65,962
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	3,900
TOTAL MARKET VALUE	70,162
SOH/AGL Deduction	0
ASSESSED VALUE	70,162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,162
TOTAL JUST VALUE	70,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
490	MAINT/ALTR	25	10/29/2013
490	MAINT/ALTR	25	10/16/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/614	3/27/2025	WD	Q	I	01	113,000
GRANTOR: MYERS JAMES						
GRANTEE: LUNSMANN JOSEPH LOR						
1524/2562	9/27/2024	WD	U	I	12	65,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: MYERS JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S18 BAS= S17 E8 N17W8$E8 S17 UOP= W4 S6 E16 N6 W12$ E16 N35 UOP= N4 W28 S22 E4 N18 E24$.

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0		*RSF	-352.00	100.00	5,200.00	SF		1.00	1.00	1.00	0.75	0.75	3,900							

REVIEW DATE 07/18/2025 BY TP Total Acres: 0.12 Total Land Value: 3,900 Market: 0 Agricultural: 0 Common: 3,900 PRINTED 11/17/2026 BY SYS