E DIV: LOT 11 EAST LAKE S/D.
406-563, 555-216, DC 1222-1189

TUNSIL LEONARD EUGENE II
265 NW PATERSON AVE
LAKE CITY, FL 32055

2027

00-00-00-13107-011

BUILDING CHARACTERISTICS

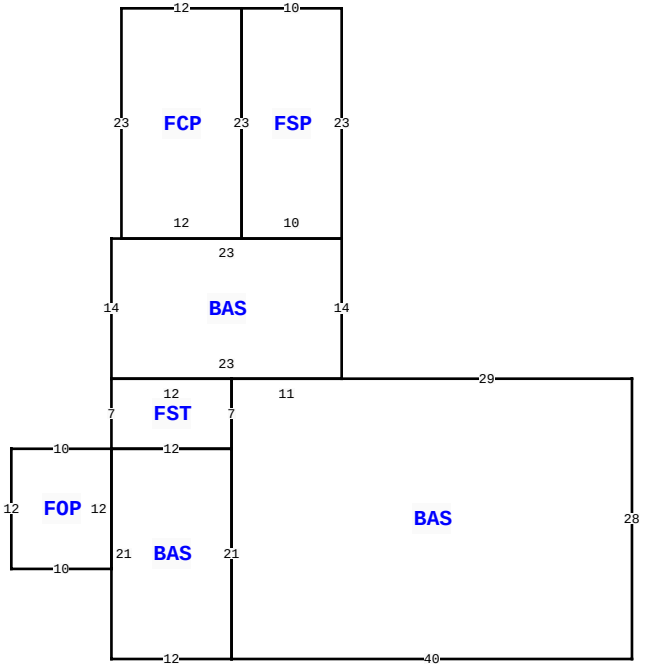
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		32317.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	17,006
BAS	322	100		322	21,730
BAS	1,120	100		1,120	75,583
FCP	276	25		69	4,656
FOP	120	30		36	2,429
FSP	230	40		92	6,208
FST	84	55		46	3,104
TOTALS	2,404			1,937	130,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	111.5500	122.70	237,670	1978	1978	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2020 Heated Area: 1694 HX Base Yr 2020



265 NE PATTERSON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	25	1993	1993	3	25	100	
3	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	130,718
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	5,512
TOTAL MARKET VALUE	137,330
SOH/AGL Deduction	39,840
ASSESSED VALUE	97,490
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	46,079
TOTAL JUST VALUE	137,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
508	MAINT/ALTR	50	10/29/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/1884	7/10/2019	WD	U	I	12	51,312
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: LEONARD EUGENE TUNS						
1377/0344	1/09/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 BAS= N14 FSP= N23 W10 FCP= W12 S23 E12 N23$ S23 E10$ W23 S14 E23$ W11 FST= W12 S7 E12 N7 $ S7 BAS= W12 FOP= W10 S12 E10 N12$ S21 E12 N21$ S21 E40 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	-370.00	105.00	7,350.00	SF		1.00	1.00	1.00	0.75	0.75	5,512							

REVIEW DATE 10/20/2016 BY DF Total Acres: 0.17 Total Land Value: 5,512 Market: 0 Agricultural: 0 Common: 5,512 PRINTED 11/17/2026 BY SYS