COMM 315 FT N OF SW COR OF N1/2 NW1/4 FOR POB, RUN E 210 FT, N 1 W 210 FT, S 105 FT TO POB.

CUNNINGHAM RYLEE CAMDYN/CUNNINGHAM MIRACLE HOPE
353 SW WALTER AVE
LAKE CITY, FL 32024

2026

01-5S-16-03400-000

BUILDING CHARACTERISTICS

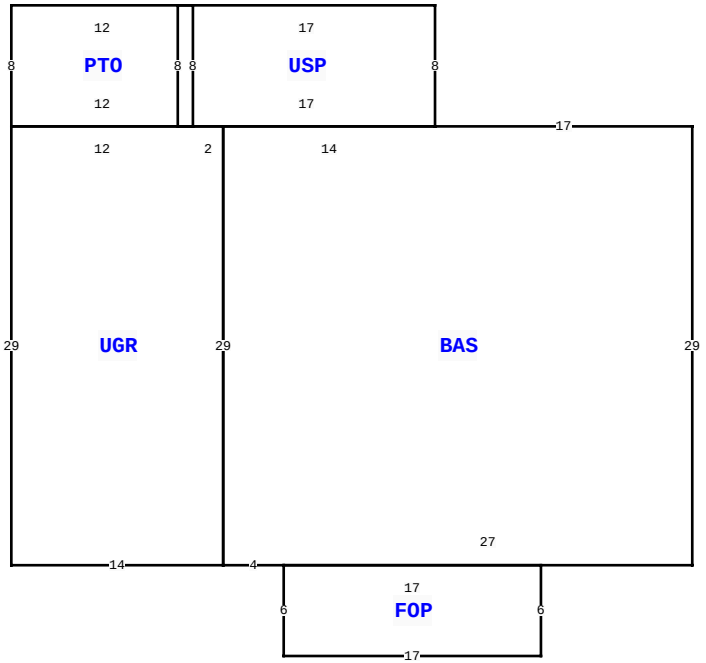
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	899	100		899	95,669
FOP	102	30		31	3,299
PTO	96	5		5	532
UGR	406	45		183	19,475
USP	136	35		48	5,108
TOTALS	1,639			1,166	124,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,166	126.6840	141.89	165,444	1963	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 899 HX Base Yr 2025



BLD DATE		LGL DATE	04/15/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

353 SW WALTER AVE, LAKE CITY

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2026	2025		100	2,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,083
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		141,683
SOH/AGL Deduction		0
ASSESSED VALUE		141,683
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,272
TOTAL JUST VALUE		141,683
NCON VALUE		2,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,076

SALE:1:1: 0.50 AC IMPROVED

LAND:1:1: ADJ 3: SIZE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2143	6/21/2024	WD	Q	I	01	165,000
GRANTOR: THE VINEYARD OF LAKE						
GRANTEE: CUNNINGHAM RYLEE CA						
1353/1871	2/15/2018	WD	U	I	17	0
GRANTOR: DIY DEVELOPEMENT, LLC						
GRANTEE: THE VINEYARD OF LAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 USP= N8 W17 S8 E17$W14 UGR= W2 PTO= N8 W12 S8 E12$ W12 S29 E14 N29$ S29 E4 FOP= S6 E17 N6 W17$ E27 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	0.50	AC		1.00	1.00	1.75	16,000.00	28,000.00	14,000							

REVIEW DATE 01/12/2026 BY KS Total Acres: 0.50 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 06/09/2026 BY SYS