LOT 24 SUZANNE S/D UNIT 2.
QC 1193-2582, DC 1527-1530, DC 1

GUNTHER JESSICA LEIGH
251 SE OPAL WAY
LAKE CITY, FL 32025

**2027**

**03-4S-17-07570-058**

## BUILDING CHARACTERISTICS

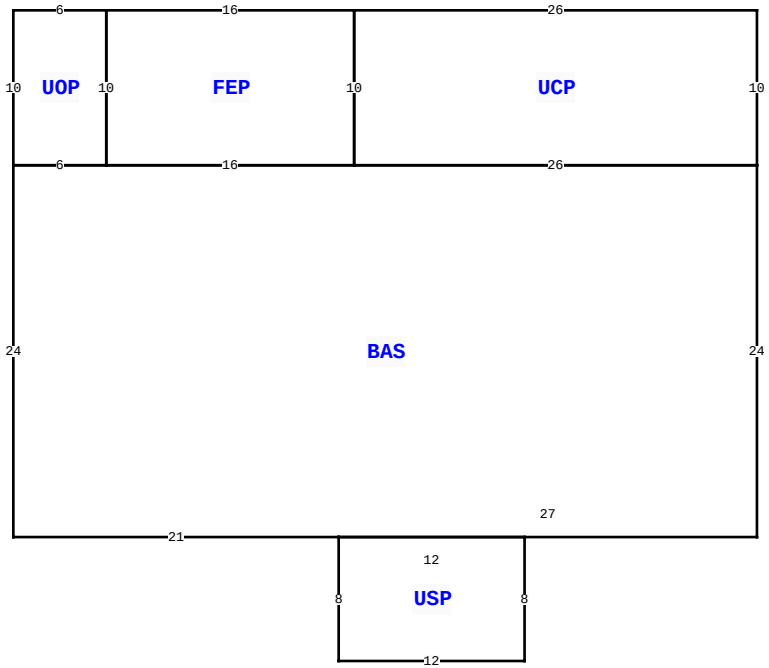
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 3 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 3417.0200 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,152 | 100 | | 1,152 | 59,558 |
| FEP | 160 | 85 | | 136 | 7,031 |
| UCP | 260 | 20 | | 52 | 2,688 |
| UOP | 60 | 25 | | 15 | 776 |
| USP | 96 | 35 | | 34 | 1,758 |
| TOTALS | 1,728 | | | 1,389 | 71,811 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,389 | 117.5000 | 94.00 | 130,566 | 1983 | 2000 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2026 Heated Area: 1152 HX Base Yr 2026




251 SE OPAL WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 71,811 |
| TOTAL MARKET OB/XF VALUE | 7,150 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 101,461 |
| SOH/AGL Deduction | 24,790 |
| ASSESSED VALUE | 76,671 |
| TOTAL EXEMPTION VALUE | HX HB SX 76,671 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 101,461 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 102,363 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1576/2074 | 9/01/2026 | WD | Q | I | 01 | 134,000 |
| GRANTOR: TISI STEVEN H | | | | | | |
| GRANTEE: GUNTHER JESSICA LEI | | | | | | |
| 1542/1112 | 5/21/2025 | WD | Q | I | 01 | 125,000 |
| GRANTOR: TRAFFORD ELIZABETH | | | | | | |
| GRANTEE: TISI STEVEN H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N24 UCP= N10 W26 S10 E26$ W26 FEP= N10 W16 S10 E16$ W16 UOP= N10 W6 S10 E6$ W6 S24 E21 USP= S8 E12 N8 W12$ E27$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 3 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 16 | 25 | 400.00 | UT | 3.00 | 3.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 20 | 20 | 400.00 | UT | 3.00 | 3.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 12 | 20 | 240.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 7 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,150

| 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 | 0200 | C | MBL HM | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 10/31/2025 BY TP Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS