LOT 3 HUNNINGTON PLACE PHS 1.

WD 1282-2505, WD 1403-2219,

THORNLEY TIMOTHY TRAVIS/THORNLEY SALINA
178 SW NEWLYWED CT
LAKE CITY, FL 32024

2027

14-4S-16-02973-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

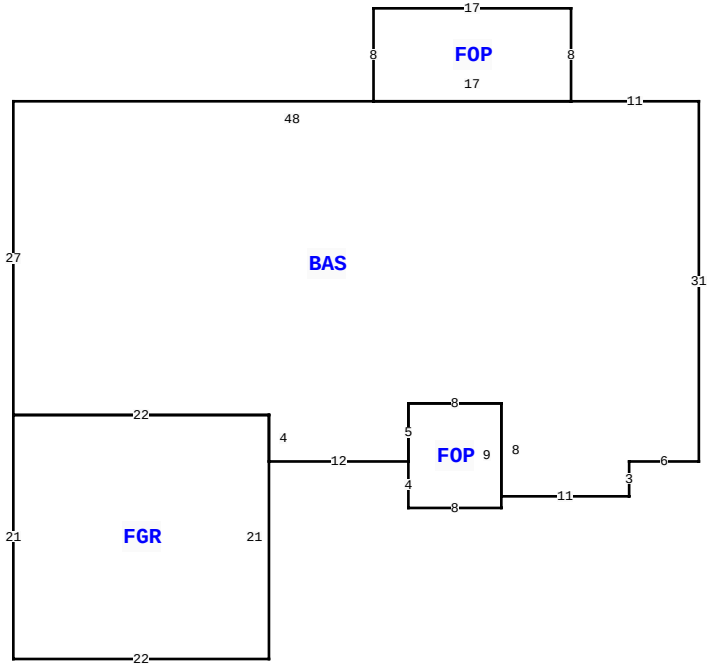
NEIGHBORHOOD/LOC 14416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100		1,734	219,947
FGR	462	55		254	32,219
FOP	72	30		22	2,791
FOP	136	30		41	5,201
TOTALS	2,404			2,051	260,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,051	122.6764	134.94	276,762	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1734 HX Base Yr 2021



178 SW NEWLYWED CT, 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	260,156
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	297,136
SOH/AGL Deduction	56,543
ASSESSED VALUE	240,593
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	189,182
TOTAL JUST VALUE	297,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38482	SFR	867	08/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2219	1/16/2020	WD	Q	I	01	215,000
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: TIMOTHY TRAVIS & SA						
1282/2505	10/14/2014	WD	U	V	30	130,000
GRANTOR: BULLARD DENUNE INVEST						
GRANTEE: BULLARD MANAGEMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N8 W17 S8 E17$ W48 S27 FGR= S21 E22 N21 W22$
E22 S4 E12 FOP= S4 E8 N9 W8 S5$ N5 E8 S8 E11 N3 E6 N31$.

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	880.00	UT	2.25	2.25	100	2019	2019	3	100	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/18/2024 BY KS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS