LOT 18 HUNNINGTON PLACE PHS 1.
WD 1282-2505, WD 1334-185, WD 14

EYSTAD COREY/JOHANNECK-EYSTAD JENNIFER
217 SW NEWLYWED CT
LAKE CITY, FL 32024

2026

14-4S-16-02973-118

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 100
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
Architectual	05	CONV 100
Units		0 100
Quality	06	06

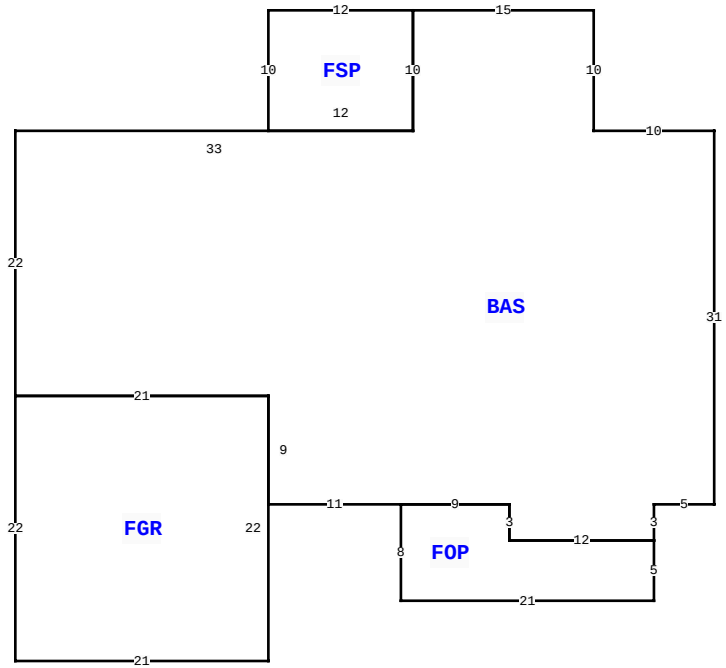
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	14416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100		1,795	232,699
FGR	462	55		254	32,928
FOP	132	30		40	5,185
FSP	120	40		48	6,223
TOTALS	2,509			2,137	277,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	119.7000	136.46	291,615	2016	2020	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2024 Heated Area: 1795 HX Base Yr



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

217 SW NEWLYWED CT, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,034
TOTAL MARKET OB/XF VALUE	1,968
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	314,002
SOH/AGL Deduction	0
ASSESSED VALUE	314,002
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,002
TOTAL JUST VALUE	314,002
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34369	SFR	745	08/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1918	5/15/2023	WD	Q	I	01	349,900
GRANTOR: PHILLIPS TREVOR A						
GRANTEE: EYSTAD COREY						
1334/0185	4/03/2017	WD	Q	I	01	218,000
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: TREVOR A & ELIZABET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 N10 W15 S10 W33 S22 E21 S9 E11 E9 S3 E12 N3 E5 N31 $
FGR=[ORIG=-58,22] S22 E21 N22 W21 $
FOP=[ORIG=-26,31] S8 E21 N5 W12 N3 W9 $
FSP=[ORIG=-25,-10] W12 S10 E12 N10 $
.

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	0	0	0	984.00	UT	2.00	2.00	100	2016	2016	3	100	1,968	

LAND DESCRIPTION

TOTAL OB/XF 1,968

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/02/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS