SW1/4 OF SE1/4, EX 6.31 AC & EX
ORB 677-546 & EX 4.40 AC DESC OR

JACKSON MARY LEE
265 NW TUNSIL ST
LAKE CITY, FL 32024

2027

14-4S-16-02978-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

239 SW TUNSIL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	36,685
TOTAL LAND VALUE - MARKET	128,700
TOTAL MARKET VALUE	69,359
SOH/AGL Deduction	19,110
ASSESSED VALUE	50,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,249
TOTAL JUST VALUE	165,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054657	Roof Replacement	5,000	12/11/2025
29388	M H	470	05/10/2011
25791	M H	387	05/08/2007
10341	M H	125	10/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100	2009	2009	3	100	720	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
4	0070	CARPORT UF	0	0	22	24	528.00	UT	2.00	2.00	70	2009	2009	3	70	739	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
7	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
8	0060	CARPORT F	0	0	36	22	792.00	UT	4.50	4.50	40	2009	2009	3	40	1,426	
9	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 34,685

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	9900	C	AC NON-AG	0		A-1	210.00	210.00	5.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	20.74	AC		1.00	1.00	1.00	370.00	370.00	7,674							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.74	AC		1.00	1.00	1.00	5,000.00	5,000.00	103,700							

REVIEW DATE 11/11/2024 BY KS Total Acres: 25.74 Total Land Value: 32,674 Market: 103,700 Agricultural: 7,674 Common: 25,000 PRINTED 11/16/2026 BY SYS

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239 SW TUNSIL ST, LAKE CITY

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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
11	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
12	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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

REVIEW DATE 11/11/2024 BY KS Total Acres: 25.74 Total Land Value: 32,674 Market: 103,700 Agricultural: 7,674 Common: 25,000 PRINTED 11/16/2026 BY SYS