

COMM SW COR OF NW1/4 OF NE1/4, R
TO S R/W OF SR-247, NE ALONG R/W
POB, CONT NE ALONG R/W 109.64 FT

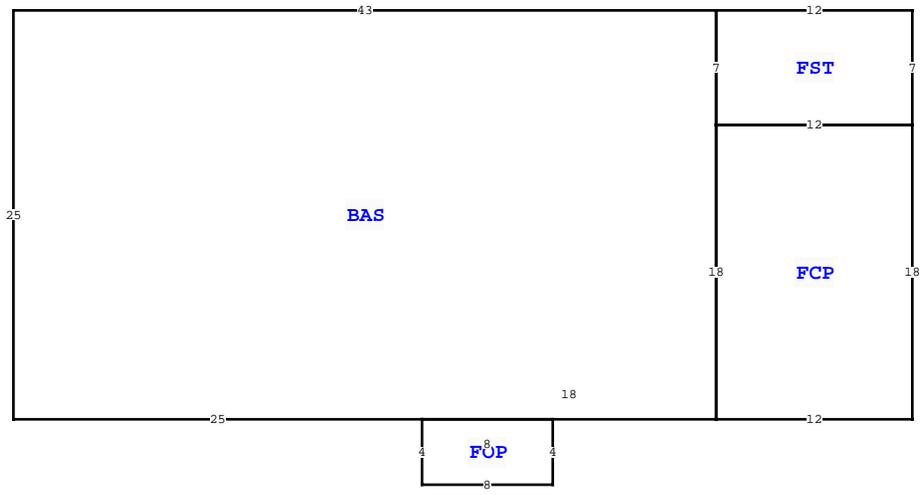
DUNN CARL O
3125 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

15-4S-16-02987-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK	90		
Exterior Wall	08	WD OR PLY	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectural Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	15416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100		1,075	120,841
FCP	216	25		54	6,071
FOP	32	30		10	1,124
FST	84	55		46	5,171
TOTALS	1,407			1,185	133,206

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
Heated Area: 1075						HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			133,206
TOTAL MARKET OB/XF VALUE			17,750
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			172,956
SOH/AGL Deduction			24,737
ASSESSED VALUE			148,219
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			96,808
TOTAL JUST VALUE			172,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,176
XF0B:2:1: MH USED AS STORAGE			
LAND:1:1: 1.00 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/1334	3/20/2020	WD	U	I	30	138,600
GRANTOR: WALTER S & BONNIE J D						
GRANTEE: CARL O DUNN						
1401/0886	12/13/2019	WD	Q	I	01	139,000
GRANTOR: BRUCE H & DOROTHY B H						
GRANTEE: WALTER S & BONNIE J						

EXTRA FEATURES																	
L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0210	GARAGE U	0	100	24	18	432.00	UT	16.00	16.00	100	2018	2018	3	100	6,912	
4	0070	CARPORT UF	0	100	24	10	240.00	UT	5.00	5.00	100	2018	2018	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
6	0030	BARN, MT	0	100	20	24	480.00	UT	11.00	11.00	100	2019	2019	3	100	5,280	
7	0251	LEAN TO W/	0	100	12	24	288.00	UT	3.50	3.50	100	2019	2019	3	100	1,008	
8	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
TOTALS															17,750		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							