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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

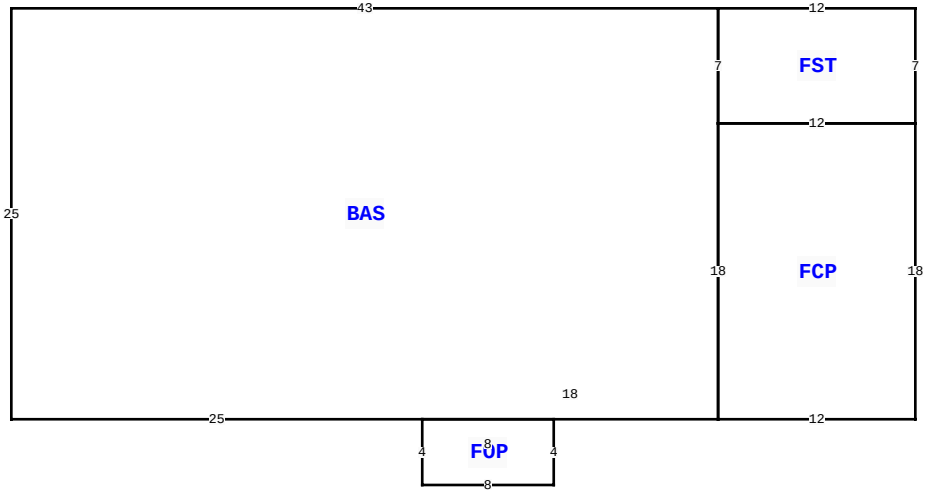
NEIGHBORHOOD/LOC 15416.00 1.00/

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
0100	01	1,185	133.8240	149.88	177,608	1976	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 1075 HX Base Yr 2021



3125 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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

XFOB: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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S25 E25 FOP= S4 E8 N4 W8$ E18 FCP= E12 N18 W12 S18$ N18 FST= E12 N7 W12 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 17,750

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-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 08/02/2024 BY KS Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/11/2026 BY SYS