LOT 1 BLOCK B FOREST COUNTRY
3RD ADDITION.

RUNYON DONALD L/RUNYON JEANNETTE H
304 SW LOBLOLLY PL
LAKE CITY, FL 32024-4242

2027

15-4S-16-03000-121

BUILDING CHARACTERISTICS

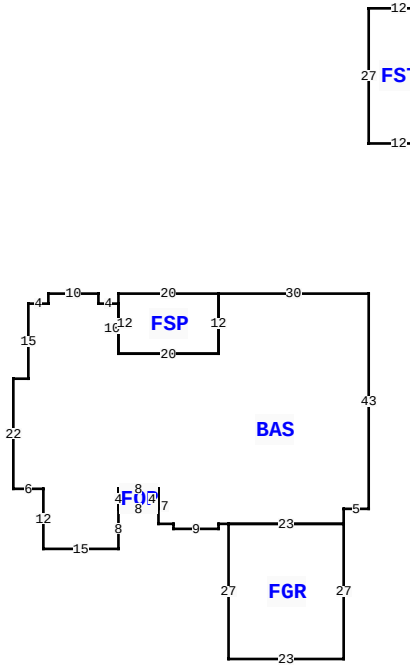
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,930	100		2,930	312,438
FGR	621	55		342	36,469
FOP	32	30		10	1,067
FSP	240	40		96	10,237
FST	324	55		178	18,981
TOTALS	4,147			3,556	379,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,556	122.7050	134.98	479,989	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2930 HX Base Yr 2005



304 SW LOBLOLLY PL, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,394.00	UT	2.00	2.00	100	2004	2004	3	100	4,788	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
4	0294	SHED WOOD/	0	100	12	16	192.00	UT	10.00	10.00	100	2012	2012	3	100	1,920	
5	0282	POOL ENCL	0	100	0	0	1,567.00	UT	15.00	15.00	100	2012	2012	3	40	9,402	
6	0280	POOL R/CON	0	100	0	0	470.00	UT	70.00	70.00	100	2012	2012	3	71	23,359	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		379,191
TOTAL MARKET OB/XF VALUE		40,969
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		455,160
SOH/AGL Deduction		123,353
ASSESSED VALUE		331,807
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,396
TOTAL JUST VALUE		455,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29768	POOL	265	11/14/2011
29660	STORAGE	128	08/31/2011
20836	SFR	497	07/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/0580	12/18/2013	WD	U	I	14	100
GRANTOR: DONALD L & JEANNETTE						
GRANTEE: DONALD & JEANNETTE						
0922/1438	3/15/2001	WD	Q	V		18,000
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: DONALD & JEANNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= W20 S12 E20 N12$ S12 W20 N10 W4 N2 W10 S2 W4 S15 W3 S22 E6 S12 E15 N8 FOP= E8 N4 W8 S4$ N4 E8 S7 E3 S1 E9 N1 E2 FGR= S27 E23 N27 W23$ E23 N3 E5 N43$ PTR= N30 FST= E12 N27 W12 S27$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 40,969

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

REVIEW DATE 09/06/2024 BY KS Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS