



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	15416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,733	100	
FGR	706	55	
FOP	236	30	
FSP	516	40	
FST	209	55	
TOTALS	4,400		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,513	112.3260	128.05	449,840	1998	1998	0	0	27.00	73.00

1 SINGLE FAM 0% - 0 Heated Area: 2733 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			328,383
TOTAL MARKET OB/XF VALUE			10,335
TOTAL LAND VALUE - MARKET			30,660
TOTAL MARKET VALUE			369,378
SOH/AGL Deduction			0
ASSESSED VALUE			369,378
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			369,378
TOTAL JUST VALUE			369,378
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051529	Generator	0	11/15/2024
000050748	Remodel	26,000	09/06/2024
000050427	Remodel	5,910	07/23/2024
000044898	Solar Power System	33,853	07/06/2022
12849	SFR	460	08/04/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/2680	11/12/2019	WD Q	Q	I	01	285,000
GRANTOR: JOHN C BUNN II BY ATT						
GRANTEE: PAUL A & VIRGINIA G						
0897/2201	2/24/2000	WD Q	V	03		22,000
GRANTOR: STEVENS						
GRANTEE: BUNN II (LOT 4 BLK						

EXTRA FEATURES		244 SW LOBLOLLY PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.50
2	0190	FPLC PF	1,200.00
3	0104	GENERATOR	6,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 FSP= N5 W43 S12 E43 N7\$ S7 W43 N7 W14 FST= W11 S19 E11 N19\$ S16 FGR= S3 W11 S26 E26 N26 W5 N3 W10\$ E10 S3 E5 S20 FOP= S6 E42 N6 W16 D2 L2 W6 L2 U2 W16\$ E16 D2 R2 E6 R2 U2 E16 S6 E25 N45\$.	

LAND DESCRIPTION		TOTAL OB/XF										10,335												
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	0		RSF-1	0.00	0.00	0.73	LT		1.00	1.00	1.20	35,000.00	42,000.00	30,660							