

BEG NW COR OF SE1/4 OF NW1/4,  
E 456.49 FT, S 48 DEG E 174.54  
FT, S 41 DEG W 215.99 FT, S

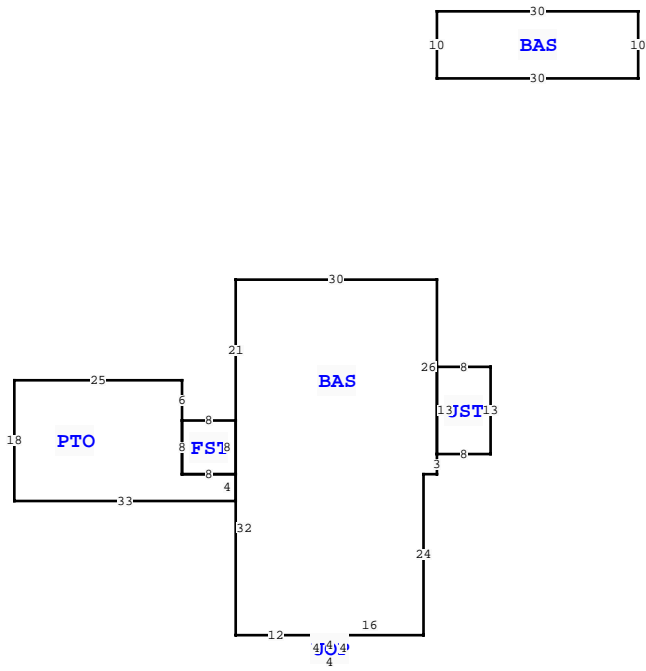
HEDMAN GUNARD E/HEDMAN CARLA J  
3462 SW STATE ROAD 247  
LAKE CITY, FL 32024

**2026**

15-4S-16-03005-000  
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ELEMENT		CD	CONSTRUCTION
Exterior Wall	15		CONC BLOCK 50
Exterior Wall	16		WD FR STUC 50
Roof Structure	08		IRREGULAR 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	05		DRYWALL 100
Interior Floor	13		LAM/VNLPLK 100
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Bedrooms			3 100
Bathrooms			2 100
Frame	01		NONE 100
Stories	1.5		1.5 100
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
BAS	300	100	
BAS	1,542	100	
FST	64	55	
PTO	482	5	
UOP	16	20	
UST	104	45	
TOTALS	2,508		

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%	- 2020		255,542	1956	2005	0	0	27.50	72.50	
				Heated Area: 1842				HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			185,268
TOTAL MARKET OB/XF VALUE			4,525
TOTAL LAND VALUE - MARKET			56,880
TOTAL MARKET VALUE			246,673
SOH/AGL Deduction			60,978
ASSESSED VALUE			185,695
TOTAL EXEMPTION VALUE	HX HB 13		185,695
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			246,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/0464	4/25/2019	WD	Q	I	01	170,000
GRANTOR: AUSTIN C BROOKS						
GRANTEE: GUNARD E & CARLA J						
1302/1050	10/09/2015	WD	U	I	16	33,400
GRANTOR: RHONDA M WAINWRIGHT						
GRANTEE: AUSTIN C BROOKS						

EXTRA FEATURES		3462 SW STATE ROAD 247 , LAKE CITY															
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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	2014	2014	3	100	225	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W30 S21 FST= W8 PTO= N6 W25 S18 E33 N4 W8 N8\$ S8 E8N8\$ S32 E12 UOP= S4 E4 N4 W4\$E16 N24 E2 N3 UST= E8 N13 W8 S13\$ N26\$ PTR=N30 BAS= E30 N10 W30 S10\$ S30\$.												

LAND DESCRIPTION													TOTAL OB/XF 4,525												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	6.32	AC		1.00	1.00	1.00	9,000.00	9,000.00	56,880								