

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

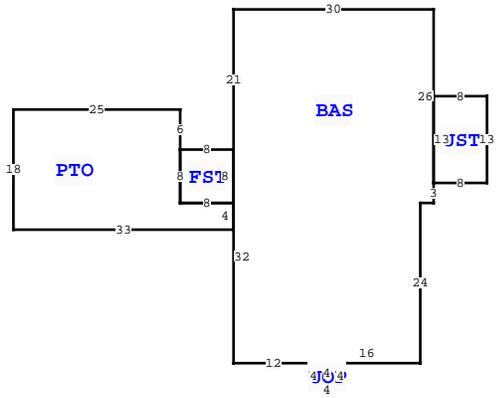
HEDMAN GUNARD E/HEDMAN CARLA J
3462 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

15-4S-16-03005-000


BUILDING CHARACTERISTICS		
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
BAS	300	100
BAS	1,542	100
FST	64	55
PTO	482	5
UOP	16	20
UST	104	45
TOTALS	2,508	1,951

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		260,107	1956	2005	0	0	27.50	72.50	
			Heated Area: 1842				HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		188,578	
TOTAL MARKET OB/XF VALUE		4,525	
TOTAL LAND VALUE - MARKET		56,880	
TOTAL MARKET VALUE		249,983	
SOH/AGL Deduction		64,288	
ASSESSED VALUE		185,695	
TOTAL EXEMPTION VALUE		HX HB 13 185,695	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		249,983	
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												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	2014
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3462 SW STATE ROAD 247 , LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE 04/10/2025 MLU												
AG DATE												

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		00	0.00	0.00	6.32	AC		1.00