

COMM NW COR SEC, RUN E 25 FT TO SW CENTERVILLE AVE (FKA LAZY OAK E 2618.11 FT, CONT E 1332.58 FT

CUNNAGIN DONNA MARIE 486 SW WINTHROP PL FORT WHITE, FL 32038-4102

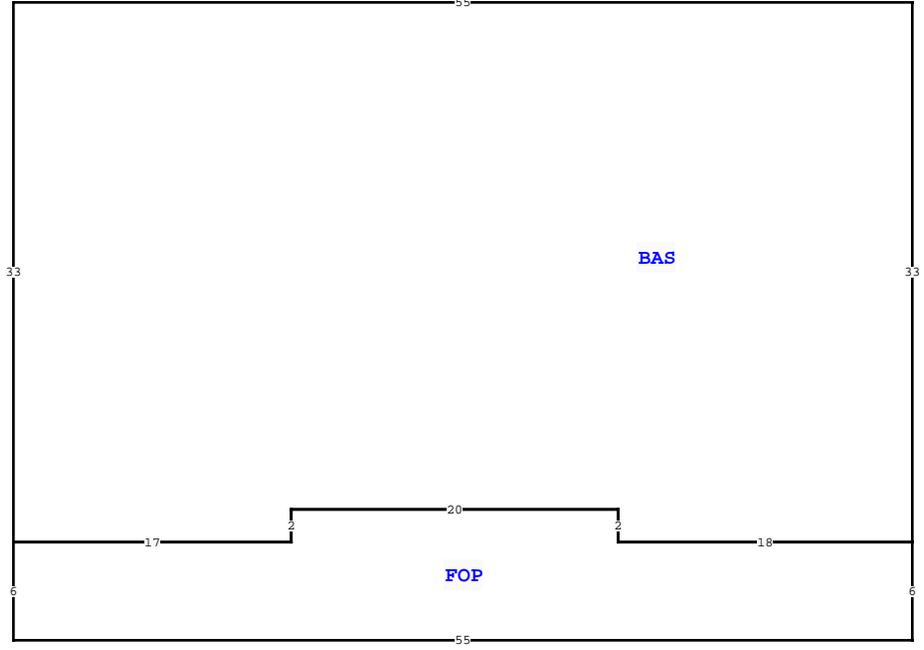
2026

16-6S-16-03832-245



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	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,775	100	
FOP	370	30	
TOTALS	2,145		
			1,886
			205,456

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%	- 2016		Heated Area: 1775					HX Base Yr	2016



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		205,456	
TOTAL MARKET OB/XF VALUE		15,660	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		286,116	
SOH/AGL Deduction		97,449	
ASSESSED VALUE		188,667	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		137,256	
TOTAL JUST VALUE		286,116	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/1512	4/24/2015	WD	U	I	30	160,000
GRANTOR: JIMMY WOOD						
GRANTEE: DONNA MARIE CUNNAGI						
1064/0123	10/28/2005	WD	Q	I		227,000
GRANTOR: PETER & VIOLET SHELLE						
GRANTEE: JIMMY WOOD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0
2	0210	GARAGE U	0	100	30	24	720.00	UT	16.00	100	0
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1995
4	0040	BARN, POLE	0	100	20	20	400.00	UT	2.50	100	1993
5	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	100	1993

TOTAL OB/XF												15,660												
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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= S33 FOP= S6 E55 N6 W18N2 W20 S2 W17S E17 N2 E20 S2 E18 N33 W55S.	

LAND DESCRIPTION		TOTAL OB/XF																						15,660
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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							