

(AKA TRACT 5, SUN PARK WOODS S/D  
DESC AS): COMM NE COR OF NW1/4,  
125.56 FT TO SE COR TROY RD, RUN

SISTRUNK CURTIS M/SISTRUNK DAPHNE W  
P O BOX 2764  
LAKE CITY, FL 32056-2764

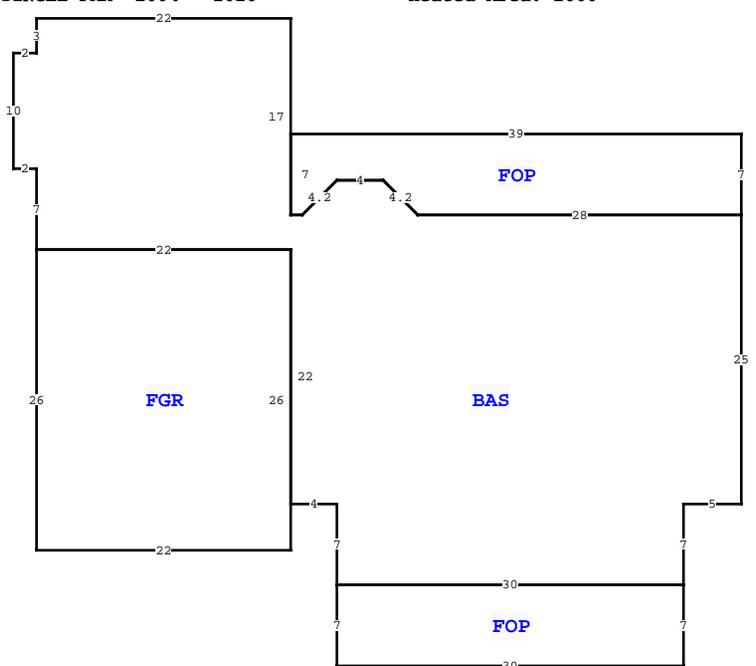
2026

19-4S-16-03062-205



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,666	100	
FGR	572	55	
FOP	210	30	
FOP	252	30	
TOTALS	2,700		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,120	133.1000	151.73	321,668	2019	2019	0	0	6.00	94.00
1 SINGLE FAM 100% - 2020 Heated Area: 1666 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			302,368
TOTAL MARKET OB/XF VALUE			18,472
TOTAL LAND VALUE - MARKET			163,840
TOTAL MARKET VALUE			357,454
SOH/AGL Deduction			107,834
ASSESSED VALUE			249,620
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			198,209
TOTAL JUST VALUE			484,680
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			482,839
SALE:1:1: 10.07 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
37529	SFR	926	12/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/0304	7/10/1997	WD Q	Q	V		24,900
GRANTOR: EVERY						
GRANTEE: SISTRUNK						

EXTRA FEATURES																
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	0020	BARN,FR	0	100	18	36	648.00	UT	10.00	75	2014	2014	3	75	4,860	
2	0166	CONC,PAVMT	0	100	0	0	856.00	UT	2.00	100	2019	2019	3	100	1,712	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	100			3	100	4,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF										18,472														
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	5.00	AC		1.00	1.00	0.80	8,000.00	6,400.00	32,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.48	AC		1.00	1.00	1.00	280.00	280.00	4,614							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.48	AC		1.00	1.00	1.00	8,000.00	8,000.00	131,840							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S3 W2 S10 E2 S7 FGR= S26 E22 N26 W22\$ E22 S22 E4 S7 FOP= S7 E30 N7 W30\$ E30 N7 E5 N25 FOP= N7 W39 S7 E1 R3 U3 E4 D3 R3 E28\$ W28 L3 U3 W4 D3 L3 W1 N17\$.	

LAND DESCRIPTION		TOTAL OB/XF 18,472																							
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	5.00	AC		1.00	1.00	0.80	8,000.00	6,400.00	32,000								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.48	AC		1.00	1.00	1.00	280.00	280.00	4,614								
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.48	AC		1.00	1.00	1.00	8,000.00	8,000.00	131,840								