COMM NW COR, S 2101.48 FT FOR PO
S 1040 FT TO EDGE OF LAKE WILSON
WATERS EDGE 340 FT TO W LINE OF

NEWBERN JERRY W/NEWBERN MARTHA J
361 NW SUNSET HILL CT
LAKE CITY, FL 32055

2027

20-3S-16-02203-001

BUILDING CHARACTERISTICS

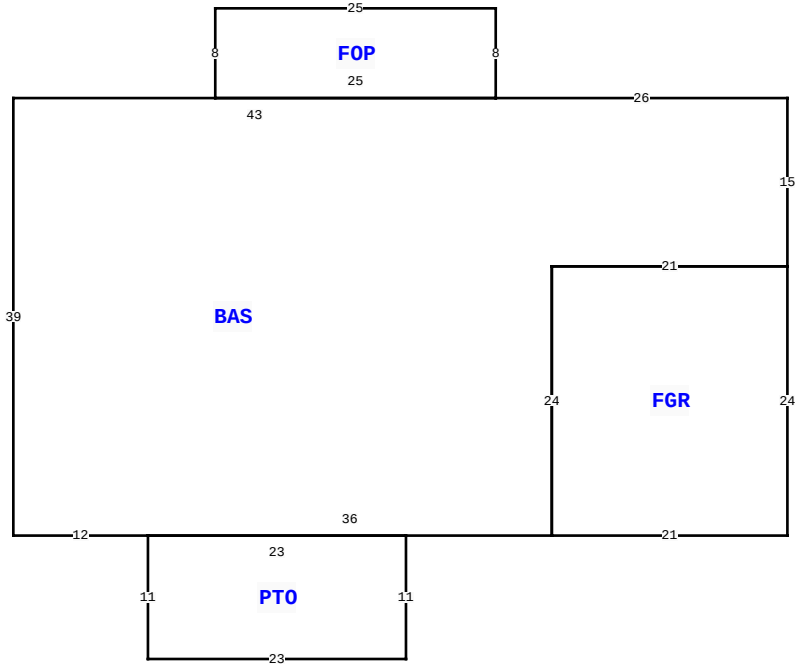
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,187	100		2,187	192,492
FGR	504	55		277	24,380
FOP	200	30		60	5,281
PTO	253	5		13	1,144
TOTALS	3,144			2,537	223,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,537	115.9680	127.56	323,620	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1995 Heated Area: 2187 HX Base Yr 1995



361 NW SUNSET HILL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,746	
2	0030	BARN,MT	0	0	28	2	1,176.00	UT	12.00	12.00	100	2005	2005	3	100	14,112	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,298
TOTAL MARKET OB/XF VALUE		20,658
TOTAL LAND VALUE - MARKET		77,500
TOTAL MARKET VALUE		321,456
SOH/AGL Deduction		118,662
ASSESSED VALUE		202,794
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,383
TOTAL JUST VALUE		321,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,517

SALE:2:1: 6.20 ACRES BOUGHT WITH AG EX

SALE:1:1: 6.20 AC (LAKE WILSON)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056786	Roof Replacement	25,748	10/15/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1777	9/14/2026	LE	U	I	14	100
GRANTOR: NEWBERN JERRY W (ENH						
GRANTEE: NEWBERN PHILIP WESL						
0776/1900	7/02/1993	WD	Q	V		25,000
GRANTOR: RENEE POPE						
GRANTEE: JERRY NEWBERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N8 W25 S8 E25$ W43 S39 E12 PTO= S11 E23 N11 W23$ E36 FGR= E21 N24 W21S24$ N24 E21 N15$.

LAND DESCRIPTION

TOTAL OB/XF 20,658

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	6.20	AC		1.00	1.00	1.25	10,000.00	12,500.00	77,500							

REVIEW DATE 02/07/2023 BY KS Total Acres: 6.20 Total Land Value: 77,500 Market: 0 Agricultural: 0 Common: 77,500 PRINTED 11/16/2026 BY SYS