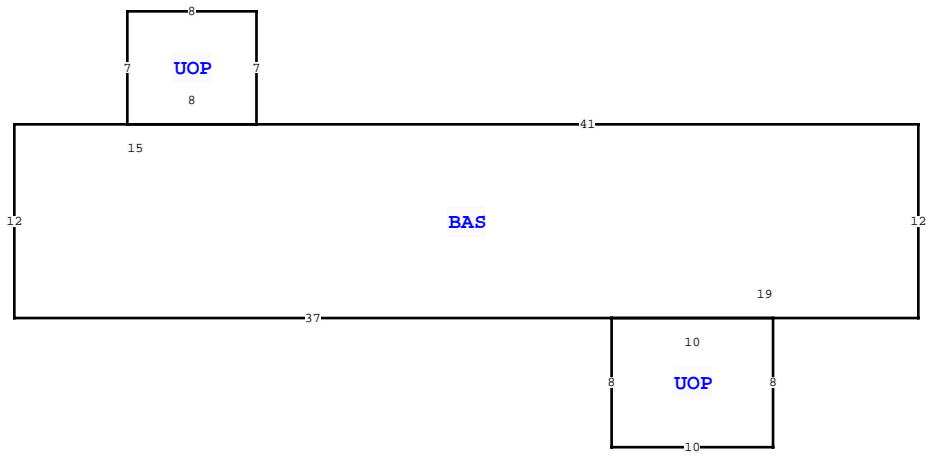




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	02	02	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	56	25	
UOP	80	25	
TOTALS	808		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	706	59.5935	35.76	25,247	1976	1976	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr											



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	OB/XF VALUE
1	0169	FENCE/WOOD	50
2	9947	Septic	3,000

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2015
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	2015
TOTALS 3,050											

LAND DESCRIPTION		TOTAL OB/XF																						
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	0		00	0.00	0.00	28,314.00	SF		1.00	1.00	1.00	0.50	0.50	14,157							

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
0850/1237	12/12/1997	WD	Q	I	01	9,800					
GRANTOR: RONALD BYRD											
GRANTEE: JIMMY & BARBARA BYR											
0794/0885	8/15/1994	WD	Q	I		21,000					
GRANTOR: ELIZABETH THOMAS											
GRANTEE: RONALD BYRD											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			68,525
TOTAL MARKET OB/XF VALUE			3,050
TOTAL LAND VALUE - MARKET			14,157
TOTAL MARKET VALUE			85,732
SOH/AGL Deduction			0
ASSESSED VALUE			85,732
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			85,732
TOTAL JUST VALUE			85,732
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			85,732
SALE: 2:1: 0.65 AC WITH IMP			
SALE: 1:1: FAMILY TRANSACTION			

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W41 UOP= N7 W8 S7 E8\$ W15 S12 E37 UOP= S8 E10 N8 W10\$ E19 N12\$.						

(AKA LOT 21 SUNNYBROOK SURVEY UNREC DESC AS):
COMM SW COR OF NW1/4 OF NE1/4, R

BYRD JIMMY D/BYRD BARBARA M
372 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

20-3S-17-05192-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,077	74.5200	83.46	89,886	1945	1945	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 904 HX Base Yr

Quality	03	03			
DOR CODE	0102 SFRES/MOBILE HOME				
MAP NUM	MKT AREA	07			
NEIGHBORHOOD/LOC	20317.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	904	100		904	49,041
FEP	128	80		102	5,533
UOP	168	20		34	1,845
USP	105	35		37	2,007
TOTALS	1,305			1,077	58,426

448 NE SUNNYBROOK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

LAND DESCRIPTION										TOTAL OB/XF														
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

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		68,525	
TOTAL MARKET OB/XF VALUE		3,050	
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TOTAL MARKET VALUE		85,732	
SOH/AGL Deduction		0	
ASSESSED VALUE		85,732	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		85,732	
TOTAL JUST VALUE		85,732	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		85,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0850/1237	12/12/1997	WD	Q	I	01	9,800
GRANTOR: RONALD BYRD						
GRANTEE: JIMMY & BARBARA BYR						
0794/0885	8/15/1994	WD	Q	I		21,000
GRANTOR: ELIZABETH THOMAS						
GRANTEE: RONALD BYRD						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W27 UOP= W7 S24 E7 N24\$ S24 E2 USP= S7 E15 N7 W15\$ E41 N16 FEP= N8 W16 S8 E16\$ W16 N8\$.