COMM SW COR OF SE1/4, RUN N 40
FT TO N R/W CR-242, RUN E
1644.80 FT FOR POB, RUN N 210

O'NEAL PROPERTIES LLC
PO BOX 2166
LAKE CITY, FL 32056

2027

20-4S-16-03076-009

BUILDING CHARACTERISTICS

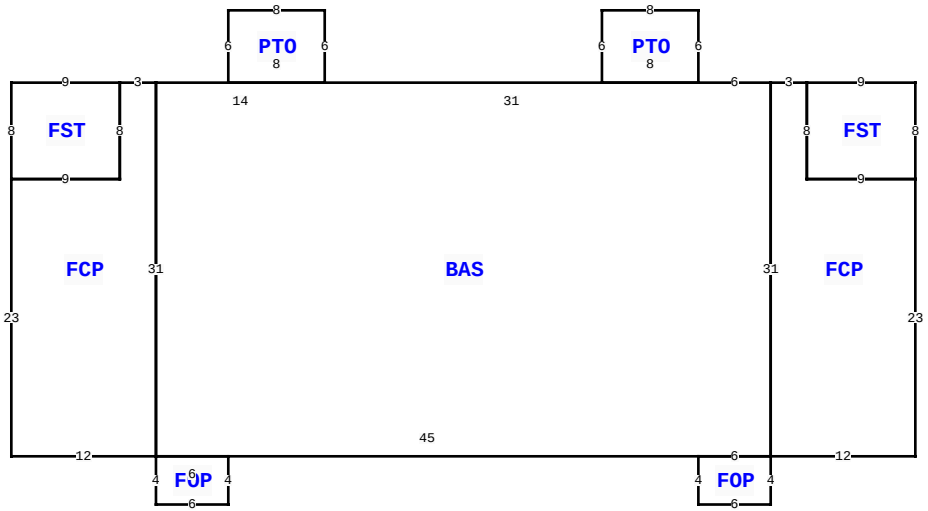
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100		1,581	73,919
FCP	300	25		75	3,507
FCP	300	25		75	3,507
FOP	24	30		7	327
FOP	24	30		7	327
FST	72	55		40	1,870
FST	72	55		40	1,870
PTO	48	5		2	94
PTO	48	5		2	94
TOTALS	2,469			1,829	85,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,829	95.9695	83.49	152,703	1981	1981	0	0	0	44.00	56.00

1 DUPLEX 0% - 0 Heated Area: 1581 HX Base Yr



251 SW DUNN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0	12	54	648.00	UT	2.00	2.00	50	1993	1993	3	50	648	
2	0166	CONC,PAVMT	0	0	12	54	648.00	UT	2.00	2.00	50	1993	1993	3	50	648	
3	0120	CLFENCE 4	0	0	0	0	330.00	UT	4.50	4.50	70	1993	1993	3	70	1,040	
4	0166	CONC,PAVMT	0	0	8	54	432.00	UT	2.00	2.00	50	0	0	3	50	432	
5	0166	CONC,PAVMT	0	0	8	54	432.00	UT	2.00	2.00	50	0	0	3	50	432	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	171,110
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	39,000
TOTAL MARKET VALUE	213,310
SOH/AGL Deduction	0
ASSESSED VALUE	213,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,310
TOTAL JUST VALUE	213,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1514	1/11/2018	WD	U	I	30	100
GRANTOR: JOHN W & DANETTE O'NE						
GRANTEE: O'NEAL PROPERTIES L						
0920/1011	2/10/2001	WD	Q	I	03	75,000
GRANTOR: STAFFORD L JR & ANNE						
GRANTEE: JOHN & DANETTE O'NE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 PTO= N6 W8 S6 E8 $ W31 PTO= N6 W8 S6 E8$ W14 FCP= W3 FST= W9 S8 E9 N8 $ S8W9 S23 E12 N31$ S31 FOP= S4 E6 N4 W6$ E45 FOP= S4 E6 N4 W6$ E6 FCP= E12 N23 FST= N8 W9 S8 E9$ W9 N8 W3 S31$ N31$.

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	0300	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.50	26,000.00	39,000.00	39,000							

REVIEW DATE 04/22/2025 BY KS Total Acres: 0.50 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/16/2026 BY SYS

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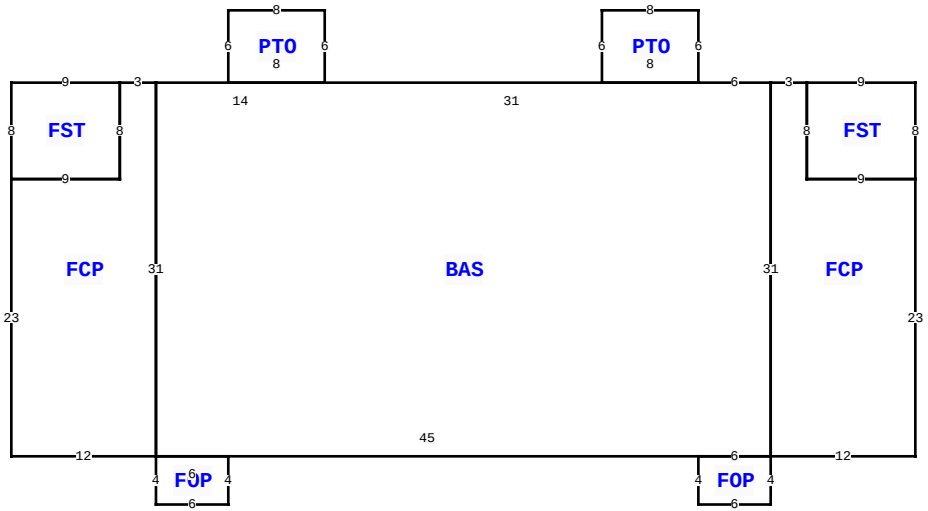
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251 SW DUNN WAY, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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