LOT 5 LAKEWOOD ESTATES S/D
ORB 826-1883, 826-1884,

HUNZIKER ROGER F/HUNZIKER SYBIL G
250 NW EMPORIA GLN
LAKE CITY, FL 32055

**2027**

**23-3S-16-02272-105**

## BUILDING CHARACTERISTICS

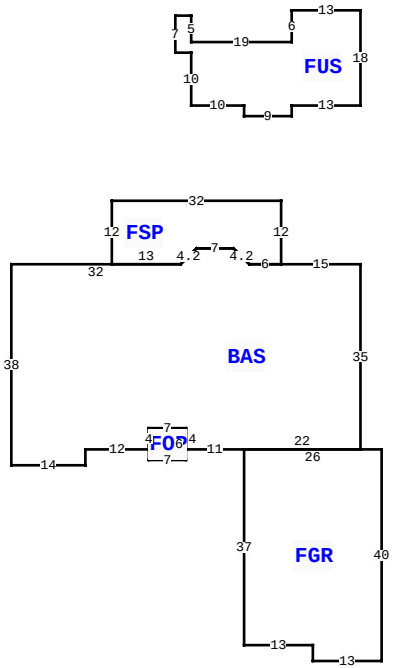
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 08 | 08 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 23316.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,354 | 100 | | 2,354 | 262,268 |
| FGR | 1,001 | 55 | | 551 | 61,389 |
| FOP | 42 | 30 | | 13 | 1,449 |
| FSP | 354 | 40 | | 142 | 15,821 |
| FUS | 501 | 100 | | 501 | 55,818 |
| TOTALS | 4,252 | | | 3,561 | 396,744 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,561 | 136.1880 | 149.81 | 533,473 | 2000 | 2000 | 0 | 0 | 0 | 25.63 | 74.37 |

1 SINGLE FAM 100% - 2001 Heated Area: 2855 HX Base Yr 2001




250 NW EMPORIA GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2022 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2000 | 2000 | 3 | 100 | 1,200 | |
| 2 | 0263 | PRCH,USP | 0 | 100 | 16 | 16 | 256.00 | UT | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 100 | 1,024 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 8,232.00 | UT | 1.50 | 1.50 | 80 | 2000 | 2000 | 3 | 80 | 9,878 | |
| 4 | 0083 | DOCK-LAKE | 0 | 100 | 0 | 0 | 1,389.00 | UT | 11.50 | 11.50 | 50 | 2009 | 2009 | 3 | 30 | 4,792 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 396,744 |
| TOTAL MARKET OB/XF VALUE | | 16,894 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 488,638 |
| SOH/AGL Deduction | | 143,696 |
| ASSESSED VALUE | | 344,942 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 293,531 |
| TOTAL JUST VALUE | | 488,638 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 495,841 |

SALE:2:1: WD REPLACING UNREC AG

LAND:1:1: 2.90 AC UPLAND, 5.78 AC TOTAL

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16769 | SFR | 419 | 03/22/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0828/1884 | 8/17/1996 | WD | Q | V | | 58,400 |
| GRANTOR: WILLIAM & PAMELA WOOD | | | | | | |
| GRANTEE: ROGER & SYBIL HUNZI | | | | | | |
| 0826/1883 | 8/16/1996 | WD | U | V | 09 | 35,000 |
| GRANTOR: DEAS BULLARD | | | | | | |
| GRANTEE: WILLIAM E & PAMELA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 FSP= N12 W32 S12 E13 U3 R3 E7 D3 R3 E6$ W6 L3 U3 W7 D3 L3 W32 S38 E14 N3 E12 FOP= S2 E7 N6 W7 S4$ N4 E7 S4 E11 FGR= S37 E13 S3 E13 N40 W26$ E22 N35$ PTR= N30 FUS= N18 W13 S6 W19 N5 W3 S7 E3 S10 E10 S2 E9 N2 E13$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 16,894

| 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 | 0133 | C | SFR LAKE | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 05/15/2023 BY JB Total Acres: 5.77 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS