BEG NW COR OF NE1/4 OF NW1/4, RU
S 1338.60 FT, W 453.25 FT, N 134

DUMAS KARLA ANN P
632 SW TUNSIL ST
LAKE CITY, FL 32024

2027

23-4S-16-03096-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

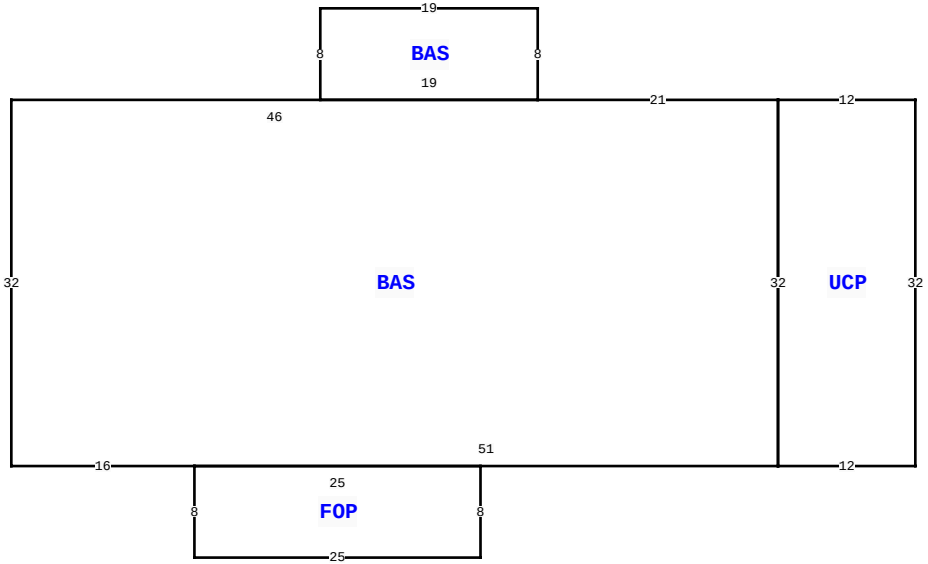
NEIGHBORHOOD/LOC 23416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	152	100		152	15,290
BAS	2,144	100		2,144	215,674
FOP	200	30		60	6,035
UCP	384	20		77	7,745
TOTALS	2,880			2,433	244,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	100.2204	110.24	268,214	1983	2018	0	0	0	8.75	91.25

1 SINGLE FAM 100% - 2022 Heated Area: 2296 HX Base Yr 2022



632 SW TUNSIL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	350.00	350.00	50	0	0	3	50	175	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	200.00	200.00	50	2009	2009	3	50	100	
4	0294	SHED WOOD/	0	100	20	20	400.00	UT	12.00	12.00	100	2009	2009	3	100	4,800	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	10,600.00	10,600.00	100	2023	2022		100	10,600	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,745
TOTAL MARKET OB/XF VALUE		24,775
TOTAL LAND VALUE - MARKET		93,680
TOTAL MARKET VALUE		363,200
SOH/AGL Deduction		37,857
ASSESSED VALUE		325,343
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,932
TOTAL JUST VALUE		363,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045024	Electrical Servic	0	07/22/2022
000044842	Electrical Servic	0	06/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/163	12/30/2021	WD	Q	I	01	297,300
GRANTOR: TOOKER WAYNE L						
GRANTEE: DUMAS KARLA ANN P						
1382/2344	4/17/2019	WD	U	I	11	100
GRANTOR: ALICE R MOBLEY						
GRANTEE: WAYNE L & LISA G TO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= N8 W19 S8 E19$ W46 S32 E16 FOP= S8 E25 N8 W25$ E51 UCP= E12N32 W12S32$ N32$.

LAND DESCRIPTION

TOTAL OB/XF 24,775

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	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.74	AC		1.00	1.00	1.00	7,000.00	7,000.00	89,180							

REVIEW DATE 02/26/2025 BY KS Total Acres: 13.74 Total Land Value: 93,680 Market: 0 Agricultural: 0 Common: 93,680 PRINTED 11/17/2026 BY SYS