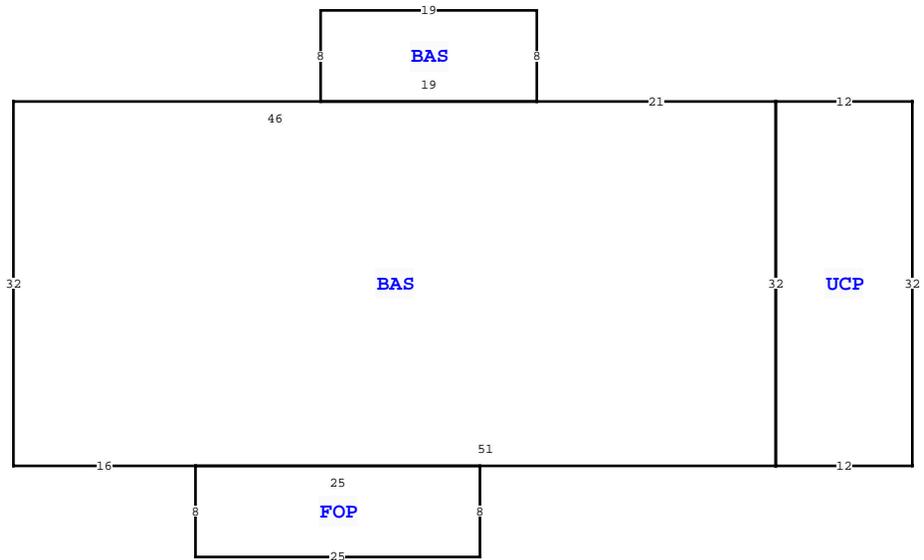


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	152	100	
BAS	2,144	100	
FOP	200	30	
UCP	384	20	
TOTALS	2,880		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022	114.25	277,970	1983	2018	0	0	0	8.75
				Heated Area: 2296			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			253,648
TOTAL MARKET OB/XF VALUE			24,775
TOTAL LAND VALUE - MARKET			93,680
TOTAL MARKET VALUE			372,103
SOH/AGL Deduction			56,236
ASSESSED VALUE			315,867
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			264,456
TOTAL JUST VALUE			372,103
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,376

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0
2	0296	SHED METAL	0	100	0	0	1.00	UT	350.00	50	0
3	0040	BARN, POLE	0	100	0	0	1.00	UT	200.00	50	2009
4	0294	SHED WOOD/	0	100	20	20	400.00	UT	12.00	100	2009
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2014
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2023
7	0031	BARN, MT AE	0	100	0	0	1.00	UT	10,600.00	100	2023
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	100	2023

TOTAL OB/XF												24,775				
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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	350.00	50	0	0	3	50	175	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	200.00	50	2009	2009	3	50	100	
4	0294	SHED WOOD/	0	100	20	20	400.00	UT	12.00	100	2009	2009	3	100	4,800	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	300	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2023	2022		80	4,800	
7	0031	BARN, MT AE	0	100	0	0	1.00	UT	10,600.00	100	2023	2022		100	10,600	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	100	2023	2022		100	2,800	

BUILDING NOTES											
632 SW TUNSIL ST, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/09/2025 MLU											

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
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	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							