

COMM NE COR OF NE1/4 OF NW1/4,  
 RUN W 240 FT FOR POB, RUN S  
 630 FT, W 210 FT, N 630 FT, E

LATHAM SAMUEL  
 448 SW TUNSIL ST  
 LAKE CITY, FL 32025

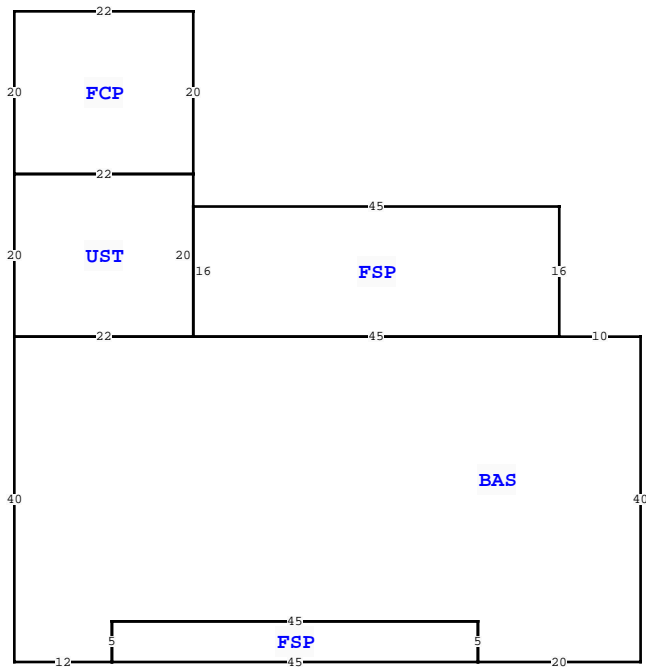
2026

23-4S-16-03096-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	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	2,855	100	
FCP	440	25	
FSP	225	40	
FSP	720	40	
UST	440	45	
TOTALS	4,680		

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%	- 2012		421,981	2010	2010	0	0	22.50	77.50
				Heated Area: 2855							
					HX Base Yr 2012						



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			327,035
TOTAL MARKET OB/XF VALUE			10,400
TOTAL LAND VALUE - MARKET			22,320
TOTAL MARKET VALUE			359,755
SOH/AGL Deduction			103,108
ASSESSED VALUE			256,647
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			205,236
TOTAL JUST VALUE			359,755
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053326	Generator		06/05/2025
000051370	Roof Replacement	21,000	11/04/2024
24799	SFR	798	07/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1073/1797	2/03/2006	WD	U	V	08	10,000

GRANTOR: MERCEDES TURPIN  
 GRANTEE: SAMUEL LATHAM

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W10 FSP= N16 W45 S16 E45\$ W45 UST= N20 FCP= N20 W22 S20 E22\$ W22 S20 E22\$ W22 S40 E12 FSP= E45 N5 W45 S5\$ N5 E45 S5 E20 N40\$.	

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	0.00	100	2019	2019	3	100	3,000
2	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	0.00	100	2019	2019	3	100	400
3	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT 0.00	0.00	100	2019	2019	3	100	500
4	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 800.00	800.00	100	2025	2024		100	800
5	0104	GENERATOR	0	100	0	0	0	1.00	UT 6,000.00	6,000.00	100	2026	2025		95	5,700

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	100		A-1	0.00	0.00	2.79	AC		1.00	1.00	1.00	8,000.00	8,000.00	22,320							