

BEG NW COR, E 446.91 FT, S 796.6 FT TO W LINE OF SEC, N 797.27 FT

TUNSIL THOMASCENA  
P O BOX 3702  
LAKE CITY, FL 32056

2026

23-4S-16-03097-001



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																	<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 73,620 <b>TOTAL MARKET VALUE</b> 73,620 <b>SOH/AGL Deduction</b> 19,182 <b>ASSESSED VALUE</b> 54,438 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 54,438 <b>TOTAL JUST VALUE</b> 73,620 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 73,620															
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION		AMT		ISSUED							
MAP NUM																																
NEIGHBORHOOD/LOC 23416.00 1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																																
EXTRA FEATURES																	BLD DATE				LGL DATE		04/09/2025		MLU							
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	SALES DATA															
																	OFF RECORD Number				DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE			
																	1213/1613				4/20/2011		WD U		V V		11		100			
																	GRANTOR: VERONICA PERRY (PR FO															
																	GRANTEE: THOMASCENA TUNSIL															
																	BUILDING NOTES															
																	BUILDING DIMENSIONS															
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	0000	C	VAC RES	0		A-1	0.00	0.00	8.18	AC		1.00	1.00	1.00	9,000.00	9,000.00	73,620															
REVIEW DATE 04/09/2025 BY MLU Total Acres: 8.18 Total Land Value: 73,620 Market: 0 Agricultural: 0 Common: 73,620 PRINTED 05/12/2026 BY SYS																																