COMM NW COR, E 446.91 FT FOR
POB, CONT E 447.41 FT, S
795.95 FT, W 447.71 FT, N

BROWNING DENISE TUNSIL/BENTON NATASHA D
795 SW SPARROW TER
LAKE CITY, FL 32024

2027

23-4S-16-03097-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

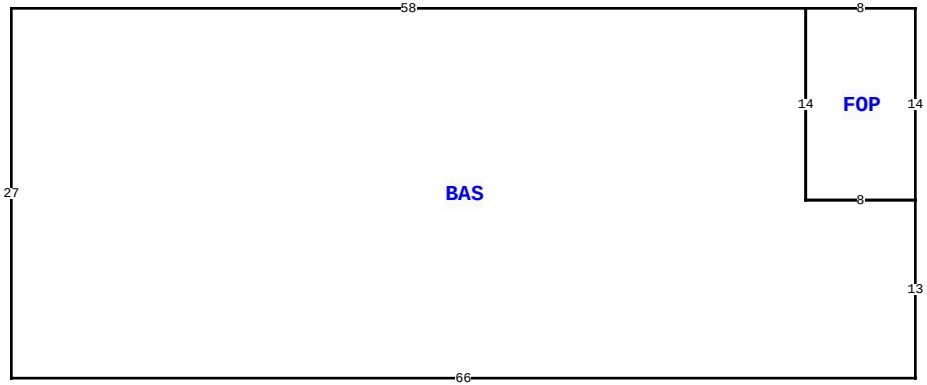
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 23416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100		1,670	47,254
FOP	112	35		39	1,104
TOTALS	1,782			1,709	48,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,709	117.9000	70.74	120,895	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1670 HX Base Yr 2008



796 SW TUNSIL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	48,358
TOTAL MARKET OB/XF VALUE	11,000
TOTAL LAND VALUE - MARKET	44,990
TOTAL MARKET VALUE	104,348
SOH/AGL Deduction	16,934
ASSESSED VALUE	87,414
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	36,003
TOTAL JUST VALUE	104,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055149	Electrical Servic		03/03/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1215/0508	5/25/2011	WD	U	I	11	0
GRANTOR: VERONICA PERRY-PR FOR						
GRANTEE: DENISE TUNSIL BROWN						
1213/1611	4/20/2011	WD	U	I	11	100
GRANTOR: VERONICA PERRY-PR FOR						
GRANTEE: BENTON & JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S27 E66 N13 FOP= N14 W8 S14 E8$ W8 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	7.18	AC		1.00	1.00	1.00	5,500.00	5,500.00	39,490							

REVIEW DATE 02/26/2025 BY KS Total Acres: 8.18 Total Land Value: 44,990 Market: 0 Agricultural: 0 Common: 44,990 PRINTED 11/17/2026 BY SYS