

COMM SE COR SW1/4 OF SW1/4 FOR P  
219.69 FT, N 198 FT E 106.7 FT,  
CORNER 130.9 FT, E 20 FT, S 223

CUNNINGHAM LEONARD DWAYNE  
106 SW JACK GLN  
LAKE CITY, FL 32024

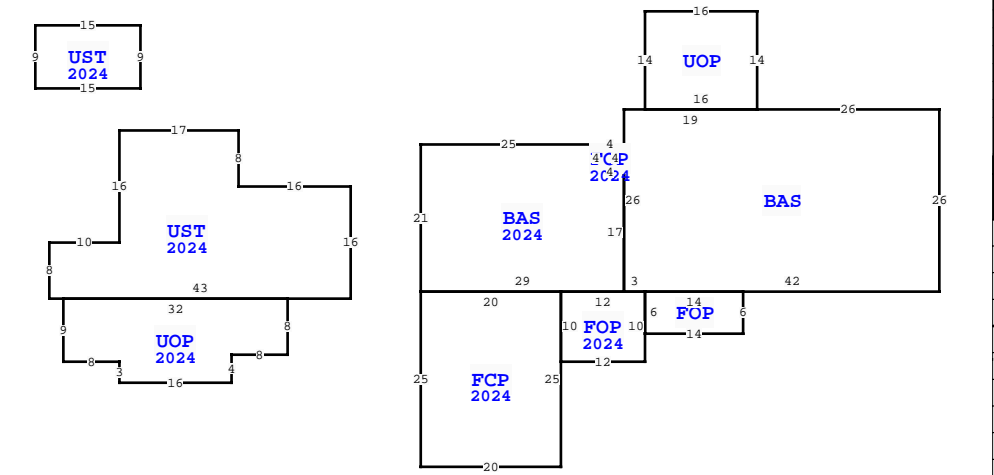
2026

24-4S-16-03116-042



ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Airior Floo	13	LAM/VNLPLK 100
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
Units		0 100

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%	- 2026		296,354	2020	2020	0	0	5.00	95.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	24416.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	133,846
BAS	593	100	2024	593	67,839
FCP	500	25	2024	125	14,300
FOP	84	30		25	2,860
FOP	16	30	2024	5	572
FOP	120	30	2024	36	4,118
UOP	224	20		45	5,148
UOP	328	20	2024	66	7,551
UST	135	45	2024	61	6,979
UST	744	45	2024	335	38,324
TOTALS	3,914			2,461	281,536

106 SW JACK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	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
1	0166	CONC,PAVMT	0	100	0	0	620.00	UT	5.00	5.00	100	2024	2023		100	3,100	
2	0169	FENCE/WOOD	0	100	0	0	290.00	UT	10.50	10.50	100	2024	2023		100	3,045	

TOTAL OB/XF 6,145

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		RSF-1	0.00	198.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			281,536
TOTAL MARKET OB/XF VALUE			6,145
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			310,181
SOH/AGL Deduction			0
ASSESSED VALUE			310,181
TOTAL EXEMPTION VALUE	HX HB 13		310,181
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			310,181
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045471	Additions	10,000	09/16/2022
39322	SFR	0	02/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/2762	3/05/2025	WD	Q	I	01	310,000
GRANTOR: MAGALHAES GEORGE						
GRANTEE: CUNNINGHAM LEONARD						
1404/0780	1/24/2020	WD	Q	V	03	20,000
GRANTOR: C DENISE PASCHAL						
GRANTEE: GEORGE MAGALHAES &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W26 W19 S26 E3 E42 N26 \$	
UST=[YR=2024;ORIG=-84,11] W16 N8 W17 S16 W10 S8 E43 N16 \$	
BAS=[YR=2024;ORIG=-49,5] W25 S21 E29 N17 W4 N4 \$	
FCP=[YR=2024;ORIG=-74,26] E20 S25 W20 N25 \$	
UOP=[YR=2024;ORIG=-93,27] W32 S9 E8 S3 E16 N4 E8 N8 \$	
UOP=[ORIG=-26,0] N14 W16 S14 E16 \$	
UST=[YR=2024;ORIG=-129,-12] E15 S9 W15 N9 \$	
FOP=[YR=2024;ORIG=-54,26] E12 S10 W12 N10 \$	
FOP=[ORIG=-42,26] S6 E14 N6 W14 \$	
FOP=[YR=2024;ORIG=-49,5] E4 S4 W4 N4 \$	