COMM SE COR OF NW1/4 OF NE1/4, R
POB, CONT W 238.77 FT, N 179.89
US-90, SE ALONG R/W 239.97 FT, S

BURNHAM NORMAN/BURNHAM JUNE
9494 W HWY 90
LAKE CITY, FL 32055-9510

2027

26-3S-15-00256-001

BUILDING CHARACTERISTICS

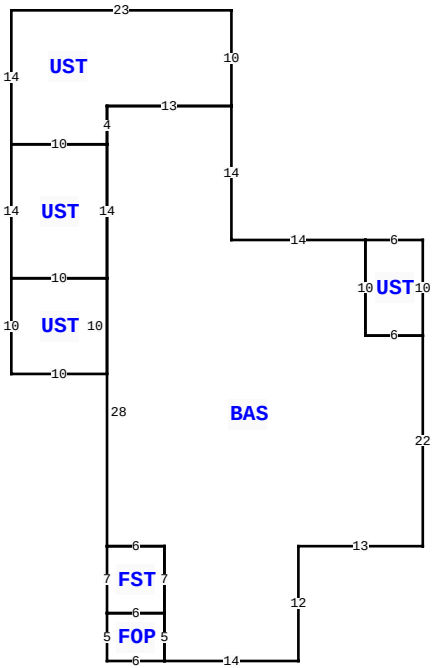
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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 01
NEIGHBORHOOD/LOC		26315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100		1,346	54,332
FOP	30	30		9	363
FST	42	55		23	928
UST	60	45		27	1,090
UST	100	45		45	1,817
UST	140	45		63	2,543
UST	270	45		122	4,924
TOTALS	1,988			1,635	65,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,635	56.4570	62.10	101,534	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1346 HX Base Yr



116 SW LILAC CT, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,997
TOTAL MARKET OB/XF VALUE	3,576
TOTAL LAND VALUE - MARKET	16,020
TOTAL MARKET VALUE	85,593
SOH/AGL Deduction	47,657
ASSESSED VALUE	37,936
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	12,936
TOTAL JUST VALUE	85,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14081	M H	125	06/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1591	5/12/2025	LE	U	I	14	100
GRANTOR: BURNHAM JUNE						
GRANTEE: BURNHAM JUNE (ENH L						
0738/0599	12/11/1990	WD	Q	V	02	0
GRANTOR: LOIS NEELEY						
GRANTEE: NORMAN & JUNE BURNH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N14 UST= N10 W23 S14 E10 N4 E13$ W13 S4 UST= W10 S14 E10 N14$ S14 UST= W10 S10 E10 N10$ S28 FST= S7 E6 N7 W6$ E6 S7 FOP= W6 S5 E6N5$ S5 E14 N12 E13 N22 UST= N10 W6 S10 E6$ W6 N10$.

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	0296	SHED METAL	0	100	12	16	192.00	UT	3.00	3.00	100	0	0	3	100	576	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,576

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	0100	C	SFR	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	0.39	AC		1.00	1.00	1.00	18,000.00	18,000.00	7,020							

REVIEW DATE 02/24/2023 BY KS Total Acres: 0.89 Total Land Value: 16,020 Market: 0 Agricultural: 0 Common: 16,020 PRINTED 11/17/2026 BY SYS