

COMM 633.03 FT N OF SE COR OF SE
OF NE1/4, RUN W 535 FT FOR POB,
N 422.15 FT, E 111 FT, S 422.31

BOWERS CHRISTINE M
342 SW BURNETT LN
LAKE CITY, FL 32024

2026

26-4S-16-03181-017


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	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		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,050	100	
FCP	250	25	
FOP	24	30	
TOTALS	1,324		

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%	- 2018		Heated Area: 1050					HX Base Yr 2018	

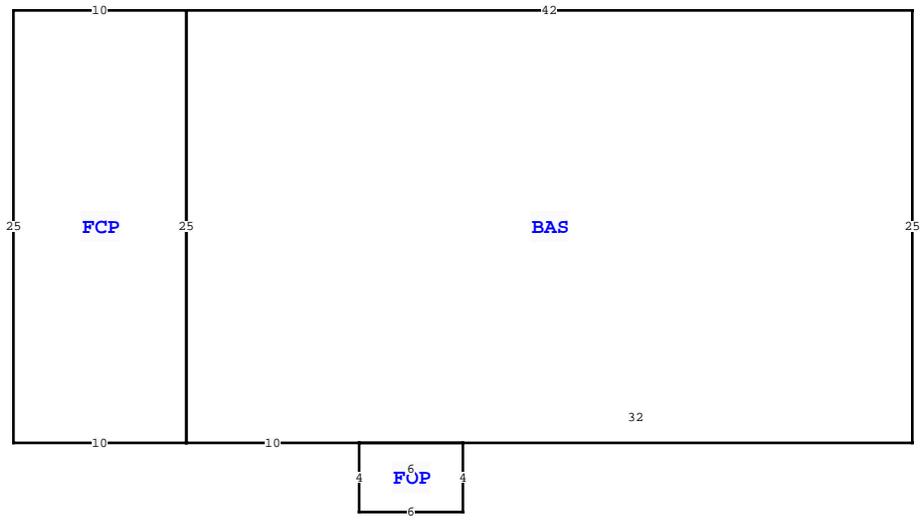


Diagram labels: FCP, BAS, FOP

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/08/2025	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			99,633
TOTAL MARKET OB/XF VALUE			1,400
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			124,033
SOH/AGL Deduction			55,835
ASSESSED VALUE			68,198
TOTAL EXEMPTION VALUE	HX HB DX SX		68,198
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			124,033
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048118	Remodel	7,000	09/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1753	10/06/2017	WD	Q	I	01	78,000
GRANTOR: STEVEN H LUMBERT						
1328/0985	12/30/2016	WD	Q	I	01	70,000
GRANTOR: RONNIE & LINDA REGIST						
GRANTEE: STEVEN H LUMBERT						

EXTRA FEATURES		342 SW BURNETT LN, LAKE CITY															
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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS= W42 FCP= W10 S25 E10 N25\$ S25 E10 FOP= S4 E6 N4 W6\$ E32 N25\$.																	

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		00	111.00	422.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							