LOT 2 TURNER MEADOWS S/D.

637-191, WD 1331-349,

VUNK FAMILY TRUST
159 NW KENMORE GLN
LAKE CITY, FL 32055

2027

27-3S-16-02317-002

BUILDING CHARACTERISTICS

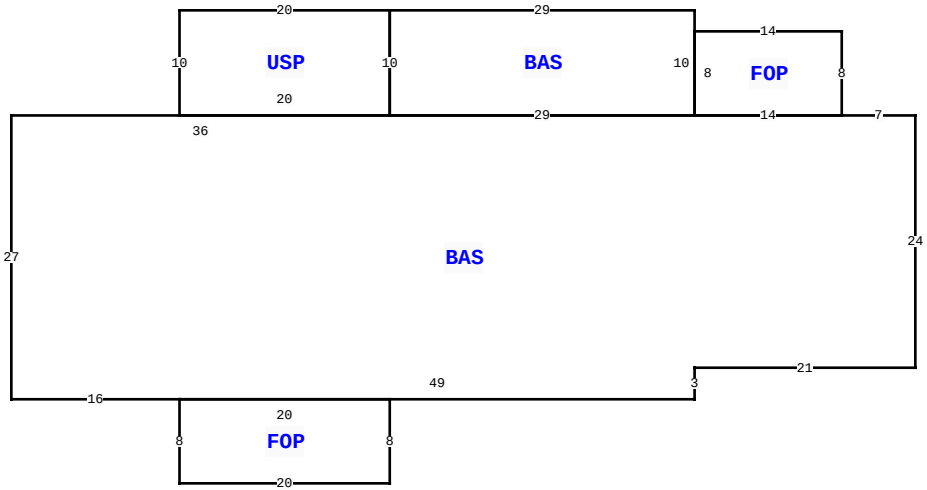
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	290	100		290	7,900
BAS	2,259	100		2,259	61,535
FOP	112	35		39	1,062
FOP	160	35		56	1,526
USP	200	35		70	1,907
TOTALS	3,021			2,714	73,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,714	113.5000	68.10	184,823	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 2549 HX Base Yr



159 NW KENMORE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
5	0166	CONC,PAVMT	0	100	0	0	440.00	UT	1.50	1.50	100	1997	1997	3	100	660	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
9	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
10	0296	SHED METAL	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2023	2022		100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 32,196

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	0102	C	SFR/MH	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2023 BY KS Total Acres: 1.04 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	73,929
TOTAL MARKET OB/XF VALUE	34,396
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	126,825
SOH/AGL Deduction	55,919
ASSESSED VALUE	70,906
TOTAL EXEMPTION VALUE	HX HB 45,906
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	126,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,825

LAND:1:1: LOT 2, TURNER MEADOWS S/D

SALE:1:1: WELL & SEPTIC TANK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043507	Roof Replacement	25,000	01/11/2022
12596	POOL	85	06/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0349	1/26/2017	WD	U	I	11	100
GRANTOR: MERLE EUGENE & SARIAN						
GRANTEE: MERLE EUGENE & SARI						
0637/0191	11/07/1987	WD	U	I		9,500
GRANTOR: JOHNSON GEORGE F &						
GRANTEE: VUNK MERLE EUGENE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FOP= N8 W14 S8 E14$ W14 BAS= N10 W29 S10 E29$ W29 USP= N10 W20 S10 E20$ W36 S27 E16 FOP= S8 E20N8 W20$ E49 N3 E21 N24$.

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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PAGE 2 of 2 — 2

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
12	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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

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