

COMM NW COR OF E1/2 OF NW1/4, RU
S R/W CR-242 RUN E 60.01 FT FOR
369.92 FT, S 531.22 FT, WEST 369

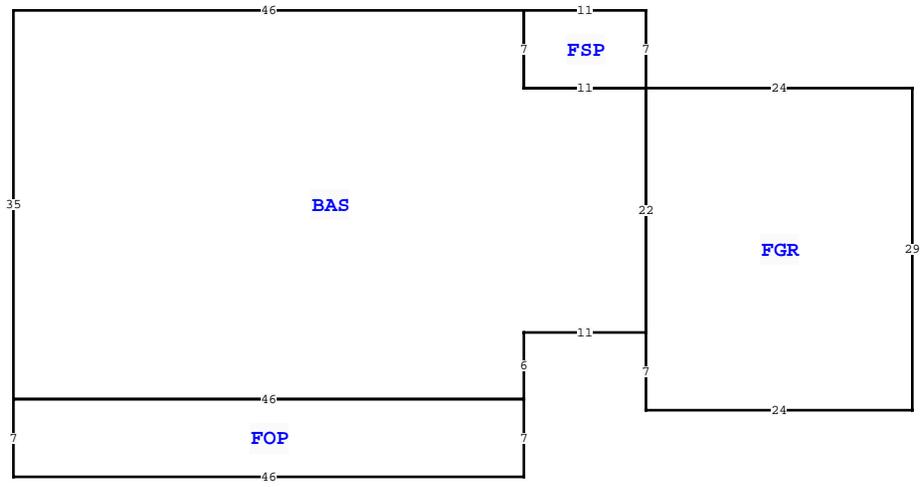
TUNSIL JAMES D/TUNSIL PEARLIE MAE
1580 SHEARWATER DR
JACKSONVILLE, FL 32218

2026

27-4S-16-03215-007
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	27416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,852	100	
FGR	696	55	
FOP	322	30	
FSP	77	40	
TOTALS	2,947		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,363	98.5617	110.39	260,852	1995	1995	0	0	30.75	69.25
1 SINGLE FAM 0% - 0 Heated Area: 1852 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			180,640
TOTAL MARKET OB/XF VALUE			4,115
TOTAL LAND VALUE - MARKET			39,688
TOTAL MARKET VALUE			224,443
SOH/AGL Deduction			0
ASSESSED VALUE			224,443
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			224,443
TOTAL JUST VALUE			224,443
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1227/0623	12/28/2011	QC	U	I	11	100
GRANTOR: JAMES D TUNSIL & PEAR						
GRANTEE: TUNSIL JAMES D						

EXTRA FEATURES		2988 SW COUNTY ROAD 242 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0
2	0166	CONC,PAVMT	0
3	0296	SHED METAL	0
4	0252	LEAN-TO W/	0
5	0081	DECKING WI	0

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	743.00	UT	1.50	1.50	100	1995	1995	3	100	1,115	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
TOTAL OB/XF 4,115																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W46 S35 FOP= S7 E46 N7 W46 E46 N6 E11 FGR= S7 E24 N29 W24 S22 N22 FSP= N7 W11 S7 E11 W11 N7 S.			

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	0		A-1	0.00	0.00	4.51	AC		1.00	1.00	0.80	11,000.00	8,800.00	39,688							