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

2027

27-4S-16-03215-007

BUILDING CHARACTERISTICS

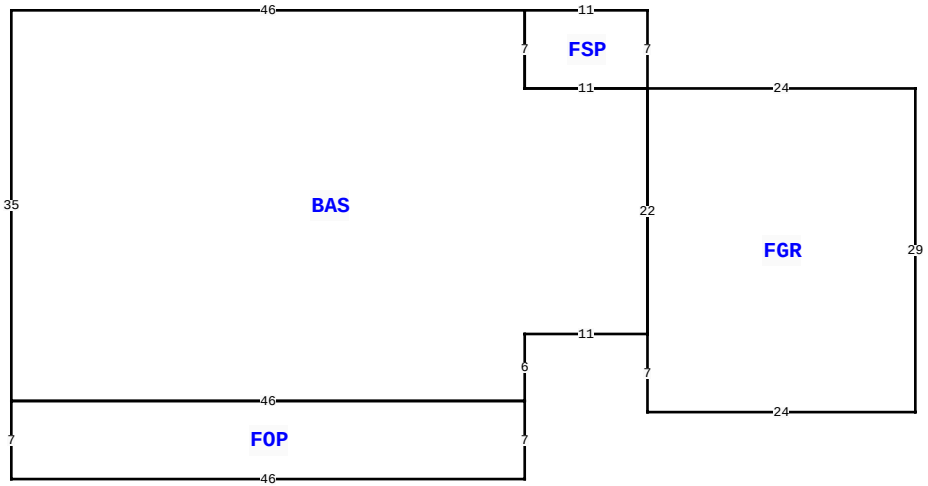
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100		1,852	139,050
FGR	696	55		383	28,756
FOP	322	30		97	7,283
FSP	77	40		31	2,327
TOTALS	2,947			2,363	177,416

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	108.42	256,196	1995	1995	0	0	0	30.75	69.25

1 SINGLE FAM 0% - 0 Heated Area: 1852 HX Base Yr



2988 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	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	0	743.00	UT	1.50	1.50	100	1995	1995	3	100	1,115	
3	0296	SHED METAL	0	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	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,416
TOTAL MARKET OB/XF VALUE	4,115
TOTAL LAND VALUE - MARKET	43,296
TOTAL MARKET VALUE	224,827
SOH/AGL Deduction	0
ASSESSED VALUE	224,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,827
TOTAL JUST VALUE	224,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,051

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 4,115

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	0		A-1	0.00	0.00	4.51	AC		1.00	1.00	0.80	12,000.00	9,600.00	43,296							

REVIEW DATE 07/18/2019 BY KR Total Acres: 4.51 Total Land Value: 43,296 Market: 0 Agricultural: 0 Common: 43,296 PRINTED 11/17/2026 BY SYS