

LOT 6 OAK HAMLET S/D.
836-145, WD 1005-2810.

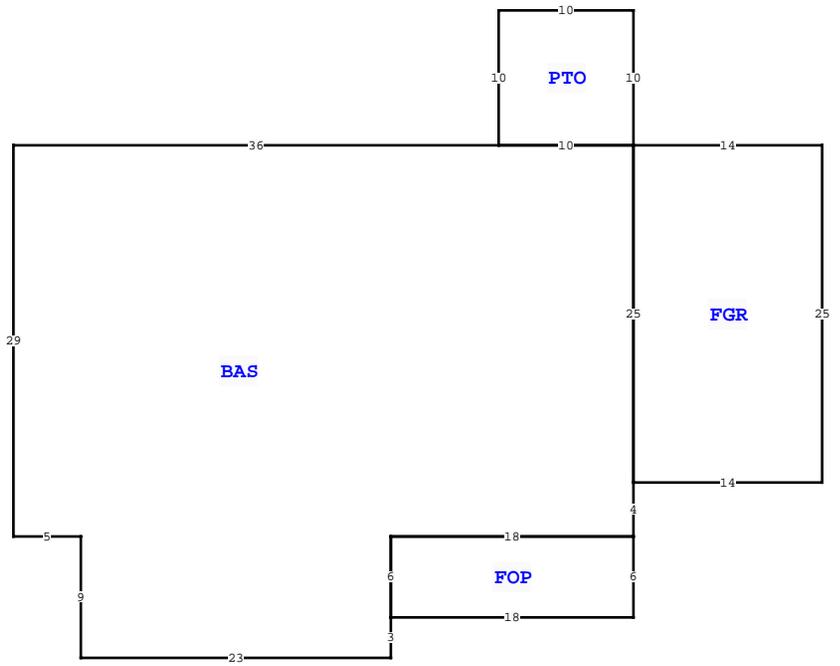
TUNSIL ANNETTE
139 NW MERCURY CT
LAKE CITY, FL 32055

2026

28-3S-16-02365-106
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 07 | CORK/VTILE | 50 |
| Interior Floor | 14 | CARPET | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 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 | 28316.070 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,541 | 100 | |
| FGR | 350 | 55 | |
| FOP | 108 | 30 | |
| PTO | 100 | 5 | |
| TOTALS | 2,099 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,770 | 113.1900 | 129.04 | 228,401 | 2004 | 2004 | 0 | 0 | 21.00 | 79.00 | | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1541 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 180,437 |
| TOTAL MARKET OB/XF VALUE | | | 3,000 |
| TOTAL LAND VALUE - MARKET | | | 22,500 |
| TOTAL MARKET VALUE | | | 205,937 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 205,937 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 205,937 |
| TOTAL JUST VALUE | | | 205,937 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 201,006 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 21622 | SFR | 453 | 03/16/2004 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / I | V / V | RSN CD | SALE PRICE |
| 1005/2810 | 1/28/2004 | WD Q | Q | V | | 12,000 |

GRANTOR: CHARLES & REGINA TIMM
GRANTEE: ANNETTE TUNSIL

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0 | 0 | 846.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 1,692 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 8.00 | UT | 13.50 | 13.50 | 100 | 2008 | 2008 | 3 | 100 | 108 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 3,000 | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|--|
| 123 NW SILVER GLN, LAKE CITY | | | | | | | | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | | | | | | | |
| LAND DATE | | | | | | | | | | | | | | | | | |
| AG DATE | | | | | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | | | | | |
| 04/14/2026 MLU | | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W36 S29 E5 S9 E23 N3 FOP= E18 N6 W18 S6\$ N6 E18 N4 FGR= E14 N25 W14 S25\$ N25 PTO= N10 W10 S10 E10\$ W10\$. | | | | | | | | | | | | | |

| 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 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | | | | |