LOT 9 FAIRFIELD WOODS S/D. AND P
8 DESC AS BEG AT SW COR OF LOT 8
121.71 FT ALONG W LINE, THENCE E

NUNES JOHN FITZGERALD/NUNES CAROL
515 NW LONA LOOP
LAKE CITY, FL 32055

2027

29-3S-16-02391-009

BUILDING CHARACTERISTICS

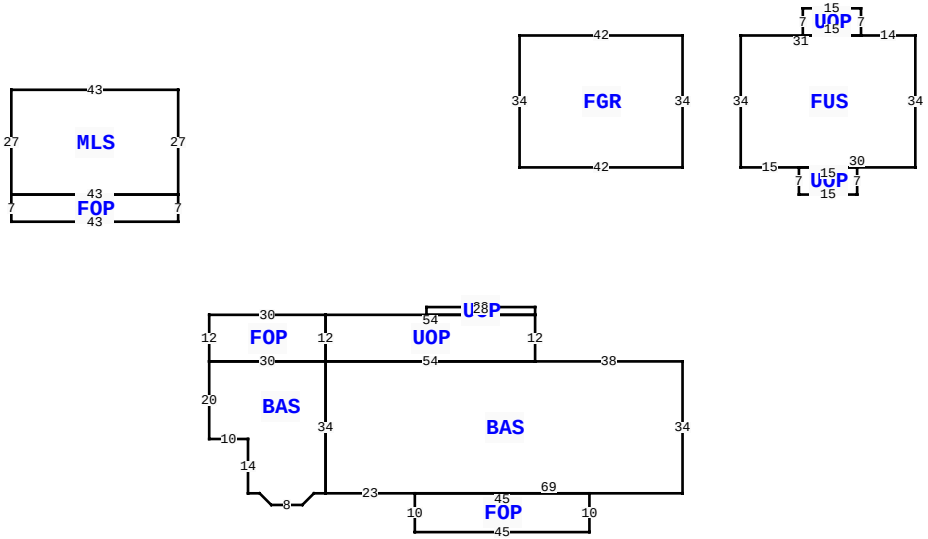
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	913	100		913	51,767
BAS	3,128	100		3,128	177,356
FGR	1,428	55		785	44,509
FOP	301	30		90	5,103
FOP	360	30		108	6,124
FOP	450	30		135	7,654
FUS	1,530	100		1,530	86,750
MLS	1,161	90		1,045	59,251
UOP	56	20		11	624
UOP	105	20		21	1,191
TOTALS	10,185			7,917	448,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	7,917	79.2973	87.23	690,600	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 6732 HX Base Yr 2023



** This building has 12 Sub-Areas

515 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0166	CONC,PAVMT	0	100	0	0	4,235.00	UT	1.28	1.28	100	0	0	3	100	5,400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	100	2,000	
3	0280	POOL R/CON	0	100	0	0	456.00	UT	70.00	70.00	20	2002	2002	3	40	12,768	
4	0166	CONC,PAVMT	0	100	0	0	1,316.00	UT	2.00	2.00	100	2002	2002	3	100	2,632	
5	0119	MASONRY WA	0	100	0	0	136.00	UT	5.00	5.00	100	2002	2002	3	100	680	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	448,890
TOTAL MARKET OB/XF VALUE	25,480
TOTAL LAND VALUE - MARKET	29,900
TOTAL MARKET VALUE	504,270
SOH/AGL Deduction	121,873
ASSESSED VALUE	382,397
TOTAL EXEMPTION VALUE	HX HB DX 13 382,397
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	504,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	512,401

PRMT:1:1: QUEST HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053605	Right-of-Way Acce		07/17/2025
000053547	Right-of-Way Acce		07/09/2025
000044021	Roof Replacement	40,750	03/28/2022
19272	POOL	125	02/27/2002
19072	ADDN SFR	172	12/26/2001
10653	SFR	185	01/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/1105	12/23/2022	WD	Q	I	01	500,000
GRANTOR: JACOBUS CYNTHIA L						
GRANTEE: NUNES JOHN FITZGERA						
1482/1103	11/15/2022	WD	U	I	11	100
GRANTOR: MANN ROY H						
GRANTEE: JACOBUS CYNTHIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 W54 S34 E23 E69 N34 $
FUS=[ORIG=60,-50] N34 W14 W31 S34 E15 E30 $
FGR=[ORIG=0,-50] N34 W42 S34 E42 $
MLS=[ORIG=-130,-70] W43 S27 E43 N27 $
BAS=[ORIG=-92,0] W30 S20 E10 S14 E3 D3R3 E8 U3R3 E3 N34 $
UOP=[ORIG=-38,0] N12 W54 S12 E54 $
FOP=[ORIG=-69,34] S10 E45 N10 W45 $
FOP=[ORIG=-92,0] N12 W30 S12 E30 $
FOP=[ORIG=-173,-43] S7 E43 N7 W43 $
UOP=[ORIG=46,-84] N7 W15 S7 E15 $
UOP=[ORIG=30,-50] S7 E15 N7 W15 $
UOP=[ORIG=-38,-12] N2 W28 S2 E28 $

LAND DESCRIPTION

TOTAL OB/XF 25,480

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	100		A-3	0.00	0.00	0.65	AC		1.00	1.00	1.00	23,000.00	23,000.00	14,950							
2	0100	C	SFR	100		A-3	0.00	0.00	0.65	AC		1.00	1.00	1.00	23,000.00	23,000.00	14,950							

REVIEW DATE 03/20/2026 BY robin Total Acres: 1.30 Total Land Value: 29,900 Market: 0 Agricultural: 0 Common: 29,900 PRINTED 11/17/2026 BY SYS