

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

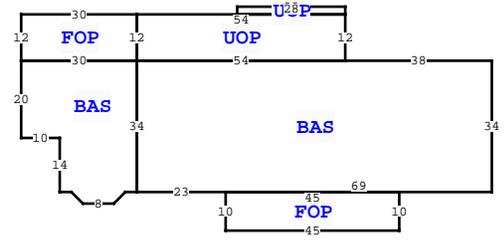
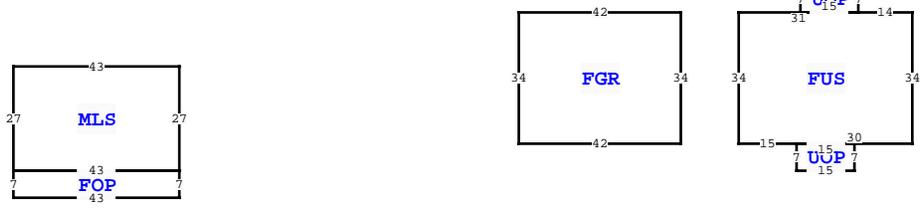
2026

29-3S-16-02391-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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/

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	88.81	703,109	1983	1983	0	0	35.00	65.00	
1 SINGLE FAM			100% - 2023	Heated Area: 6732			HX Base Yr 2023					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	913	100		913	52,705
BAS	3,128	100		3,128	180,569
FGR	1,428	55		785	45,315
FOP	301	30		90	5,195
FOP	360	30		108	6,234
FOP	450	30		135	7,793
FUS	1,530	100		1,530	88,321
MLS	1,161	90		1,045	60,324
UOP	56	20		11	635
UOP	105	20		21	1,212
TOTALS	10,185			7,917	457,021

** This building has 12 Sub-Areas

BLD DATE	LGL DATE	05/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	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	

TOTAL OB/XF													25,480				

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY													PAGE 1 of 1					3
VALUATION BY													STANDARD					
Tax Group: 3													Tax Dist:					
BUILDING MARKET VALUE													457,021					
TOTAL MARKET OB/XF VALUE													25,480					
TOTAL LAND VALUE - MARKET													29,900					
TOTAL MARKET VALUE													512,401					
SOH/AGL Deduction													141,142					
ASSESSED VALUE													371,259					
TOTAL EXEMPTION VALUE													HX HB VX DX 61,411					
BASE TAXABLE VALUE													309,848					
TOTAL JUST VALUE													512,401					
NCON VALUE													0					
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE													508,501					
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												
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 \$												

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 \$												
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