

LOT 2-A BLK 1 OAK RIDGE S/D UNR:
SW1/4 OF SW1/4, RUN N 527.41 FT,
POB, CONT W 87.5 FT, N 131.53 FT

ANDERSON TIMOTHY P/ANDERSON PEGGY L
1212 NW LABONTE LN
LAKE CITY, FL 32055

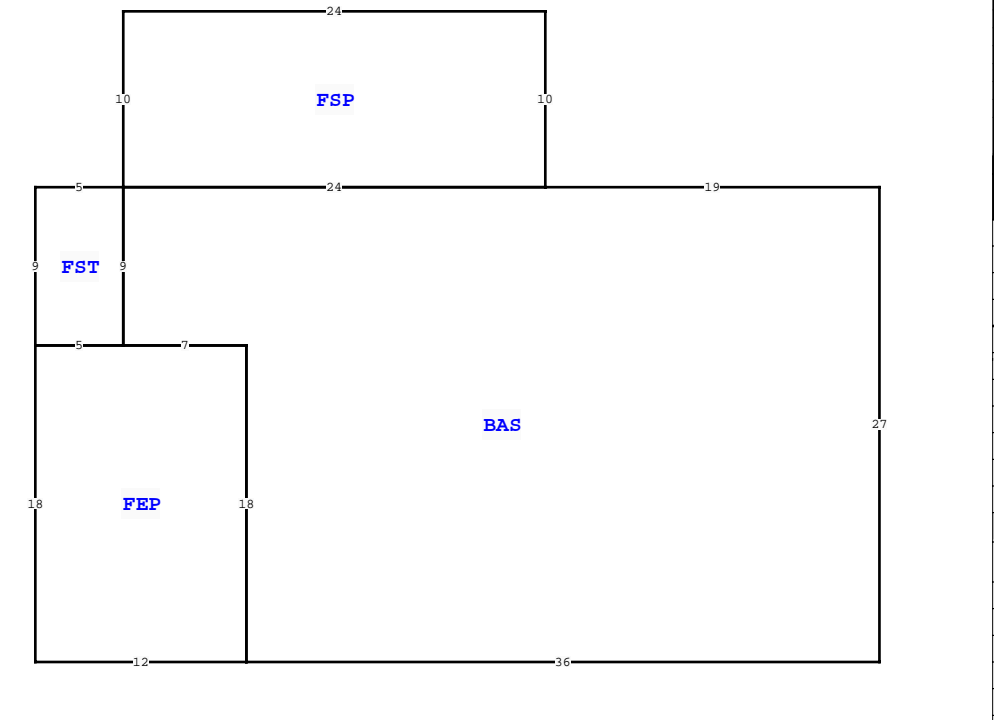
2026

30-3S-17-05867-007



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	06 VINYL ASB 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2008		113.34	150,629	1978	1990	0	0	35.00	65.00



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	30317.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,035	100		1,035	76,250
FEP	216	80		173	12,745
FSP	240	40		96	7,073
FST	45	55		25	1,842
TOTALS	1,536			1,329	97,909

1212 NW LABONTE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	
							1,600					

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	11,520.20	SF	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.25	1.25	14,400							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		97,909	
TOTAL MARKET OB/XF VALUE		1,600	
TOTAL LAND VALUE - MARKET		14,400	
TOTAL MARKET VALUE		113,909	
SOH/AGL Deduction		37,830	
ASSESSED VALUE		76,079	
TOTAL EXEMPTION VALUE	HX HB	51,079	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		113,909	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		110,679	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/1106	10/02/2007	WD Q	Q	I		87,700
GRANTOR: HEATHER KUNNEMAN-LEE						
GRANTEE: TIMOTHY P & PEGGY A						
0834/0568	1/31/1997	WD Q	Q	I		45,900
GRANTOR: CORACI						
GRANTEE: HEATHER KUNNEMAN-LE						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W19 FSP= N10 W24 S10 E24\$ W24 FST= W5 S9 E5 N9\$ S9 FEP= W5 S18 E12 N18 W7\$ E7S18 E36 N27\$.											