

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

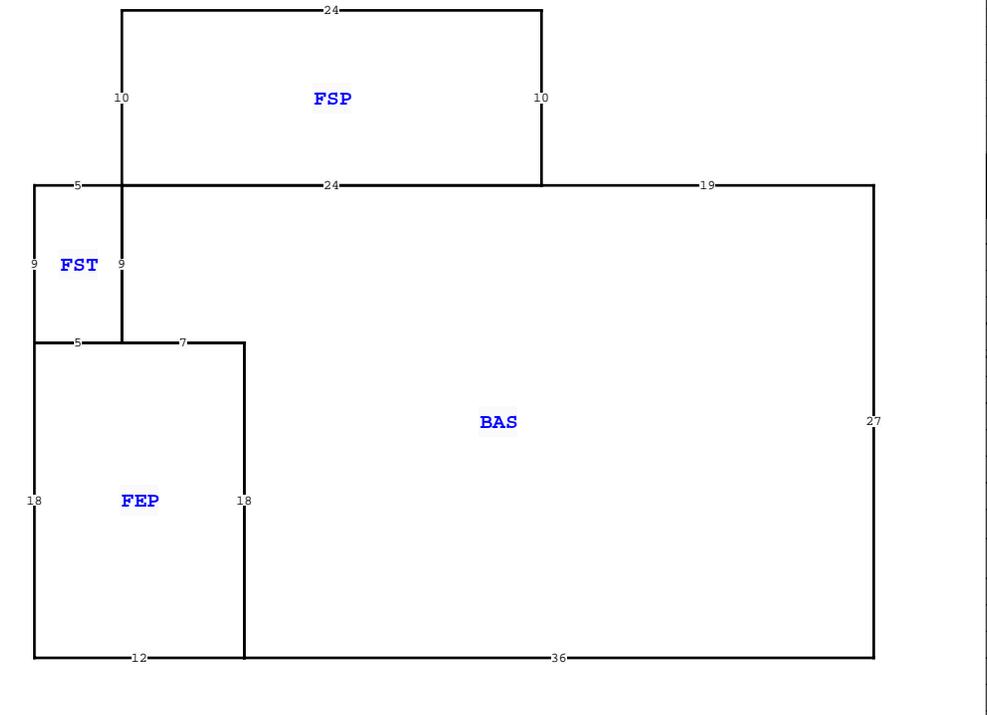
2026

30-3S-17-05867-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
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	1.100	
Architectural Units	05	CONV	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		115.37	153,327	1978	1990		0	35.00	65.00
Heated Area: 1035 HX Base Yr 2008											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,035	100		1,035	77,615
FEP	216	80		173	12,973
FSP	240	40		96	7,199
FST	45	55		25	1,875
<b>TOTALS</b>	<b>1,536</b>			<b>1,329</b>	<b>99,663</b>

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD DATE	LAND DATE	AG DATE
1	0166	CONC, PAVMT		04/27/2022	MLU
2	0120	CLFENCE 4			
3	0294	SHED WOOD/			
4	0296	SHED METAL			
5	0261	PRCH, UOP			

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	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	500	

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	100		00	0.00	0.00	11,520.20	SF		1.00	1.00	1.00	0.95	0.95	10,944							

TOTALS		NEIGHBORHOOD/LOC	
DOR CODE	MAP NUM		
0100		30317.010	1.00/
			06

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		99,663	
TOTAL MARKET OB/XF VALUE		1,600	
TOTAL LAND VALUE - MARKET		10,944	
TOTAL MARKET VALUE		112,207	
SOH/AGL Deduction		36,128	
ASSESSED VALUE		76,079	
TOTAL EXEMPTION VALUE	HX HB	51,079	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		112,207	
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\$.	