LOT 12 FALLING CREEK FARMS UNR:
ALSO DESC AS: COMM SW COR OF SEC
TO POB, N 1325.48 FT, N 40.93 FT

LUNSFORD DONALD LEE III/LUNSFORD HALEY DIANE
207 THOMPSON RD
LITHIA, FL 33547

2027

31-2S-17-04804-112

BUILDING CHARACTERISTICS

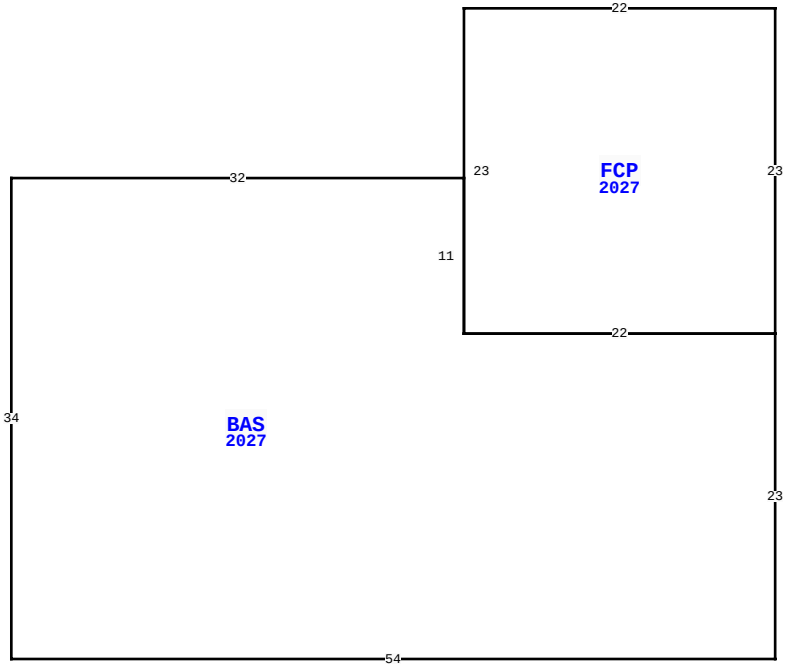
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 03
NEIGHBORHOOD/LOC	30217.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	2027	1,594	217,246
FCP	506	25	2027	126	17,173
TOTALS	2,100			1,720	234,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,720	123.9000	136.29	234,419	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 1594 HX Base Yr



1414 NW JOSEPHINE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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	0	16	23	368.00	UT	3.50	3.50	100	2027	2026		100	1,288	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	234,419
TOTAL MARKET OB/XF VALUE	1,288
TOTAL LAND VALUE - MARKET	110,187
TOTAL MARKET VALUE	345,894
SOH/AGL Deduction	0
ASSESSED VALUE	345,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,894
TOTAL JUST VALUE	345,894
NCON VALUE	235,707
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052524	New Residential C	326,250	03/07/2025
000051202	Right-of-Way Acce		10/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1215	7/31/2024	WD	Q	V	01	145,200

GRANTOR: RAYDIENT LLC

GRANTEE: LUNSFORD DONALD LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=-9,-12] W32 S34 E54 N23 W22 N11 $
FCP=[YR=2027;ORIG=-9,-24] E22 S23 W22 N23 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,288

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	0					17.49	AC		1.00	1.00	0.90	7,000.00	6,300.00	110,187							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 17.49 Total Land Value: 110,187 Market: 0 Agricultural: 0 Common: 110,187 PRINTED 11/17/2026 BY SYS