BEG NW COR OF NW1/4 OF NE1/4,
RUN E ALONG N LINE 540.1 FT,
S 413 FT, NW 93.1 FT, W 431.4

BUNTING CAMERON E JR
469 NW WILLOW DR
LAKE CITY, FL 32055

2027

31-3S-17-06048-000

BUILDING CHARACTERISTICS

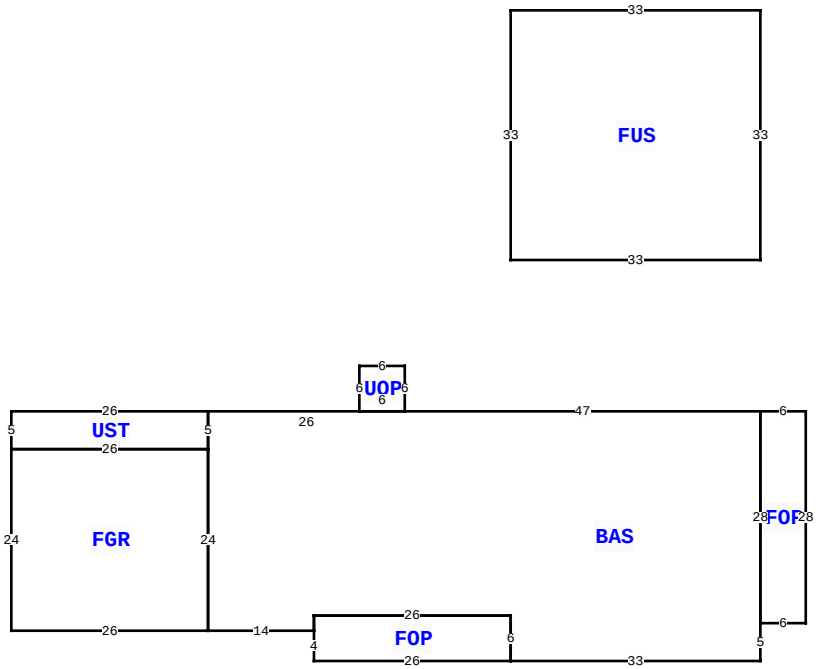
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,197	100		2,197	176,750
FGR	624	55		343	27,594
FOP	156	30		47	3,781
FOP	168	30		50	4,023
FUS	1,089	100		1,089	87,611
UOP	36	20		7	563
UST	130	45		58	4,666
TOTALS	4,400			3,791	304,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,791	112.5180	123.77	469,212	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 3286 HX Base Yr 2015



469 NW WILLOW TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1970	1970	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		304,988
TOTAL MARKET OB/XF VALUE		2,850
TOTAL LAND VALUE - MARKET		18,723
TOTAL MARKET VALUE		326,561
SOH/AGL Deduction		143,132
ASSESSED VALUE		183,429
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,018
TOTAL JUST VALUE		326,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047273	Roof Replacement	6,000	05/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/2774	1/06/2014	WD	U	I	12	78,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: CAMERON E BUNTING J						
1267/2772	6/25/2013	WD	U	I	12	100
GRANTOR: SUNTRUST MORTGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 UOP= N6 W6 S6 E6$ W26 UST= W26 S5 E26 N5$ S5 FGR= W26 S24 E26 N24$ S24 E14FOP= S4 E26 N6 W26 S2$ N2 E26S6 E33 N5 FOP= E6 N28 W6 S28$N28$ PTR= N20 FUS= N33 W33 S33 E33$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 2,850

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		*RSF-1	136.00	378.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	9610	C	SLOUGH	100		*RSF-1	0.00	0.00	4.13	AC		1.00	1.00	1.00	175.00	175.00	723							

REVIEW DATE 08/22/2016 BY DF Total Acres: 6.13 Total Land Value: 18,723 Market: 0 Agricultural: 0 Common: 18,723 PRINTED 11/17/2026 BY SYS