LOT 56 EASTSIDE VILLAGE S/D.

703-495, 795-150, LE 957-2707, 1

**BOUNDIN MARY CATHERINE**
12806 NW 11TH PL
NEWBERRY, FL 32669

**2026**

**34-3S-17-07018-156**

## BUILDING CHARACTERISTICS

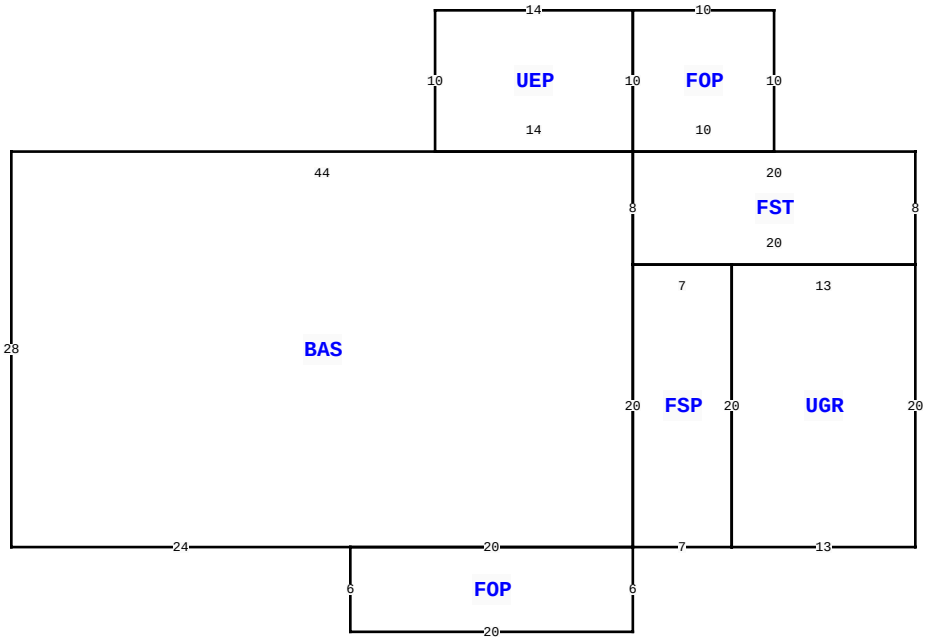
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 | | 34317.040 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,232 | 100 | | 1,232 | 99,980 |
| FOP | 100 | 30 | | 30 | 2,435 |
| FOP | 120 | 30 | | 36 | 2,922 |
| FSP | 140 | 40 | | 56 | 4,545 |
| FST | 160 | 55 | | 88 | 7,142 |
| UEP | 140 | 60 | | 84 | 6,817 |
| UGR | 260 | 45 | | 117 | 9,495 |
| TOTALS | 2,152 | | | 1,643 | 133,334 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,643 | 111.4740 | 124.85 | 205,129 | 1989 | 1989 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1232 HX Base Yr




114 SE TRISTIN LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 30.00 | UT | 4.50 | 4.50 | 100 | 2004 | 2004 | 3 | 100 | 135 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 20 | 28 | 560.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 1,120 | |
| 3 | 0081 | DECKING WI | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 133,334 |
| TOTAL MARKET OB/XF VALUE | 1,455 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 157,289 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 157,289 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 157,289 |
| TOTAL JUST VALUE | 157,289 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 155,163 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052382 | Roof Replacement | 11,000 | 02/19/2025 |
| 34136 | MAINT/ALTR | 35 | 06/13/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1546/1275 | 7/22/2025 | WD | Q | I | 01 | 206,000 |
| GRANTOR: LESTER BUNNYE R | | | | | | |
| GRANTEE: BOUNDIN MARY CATHER | | | | | | |
| 1447/1218 | 9/15/2021 | LE | U | I | 14 | 100 |
| GRANTOR: LESTER BUNNYE R | | | | | | |
| GRANTEE: LESTER BUNNYE R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UEP= N10 W14 S10 E14$ BAS= W44 S28 E24 FOP= S6 E20 N6 W20$ E20 FSP= E7 UGR= E13 N20 W13 S20$ N20 W7 S20$ N20 FST= E20 N8 W20 S8$ N8$ FOP= E10 N10 W10 S10$. .

## LAND DESCRIPTION

TOTAL OB/XF 1,455

| 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 | | RSF/MH | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 11/13/2025 BY TP Total Acres: 0.24 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/11/2026 BY SYS