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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

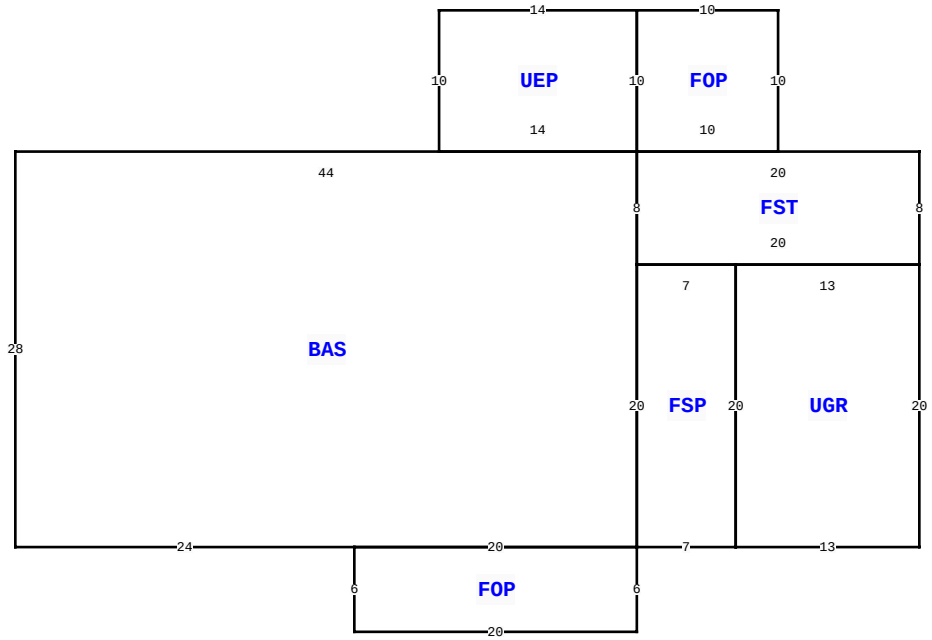
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	

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$. .

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	

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 03/30/2026 BY SYS