COMM NE COR OF SE1/4 OF NE1/4 FO
1030 FT, S 632 FT, E 418 FT TO C
RD, SE ALONG C/L OF RD TO S LINE

HARDEN DONALD B/HARDEN ELAINE P
497 SW LUNSFORD TER
LAKE CITY, FL 32024

2027

35-4S-16-03277-000

BUILDING CHARACTERISTICS

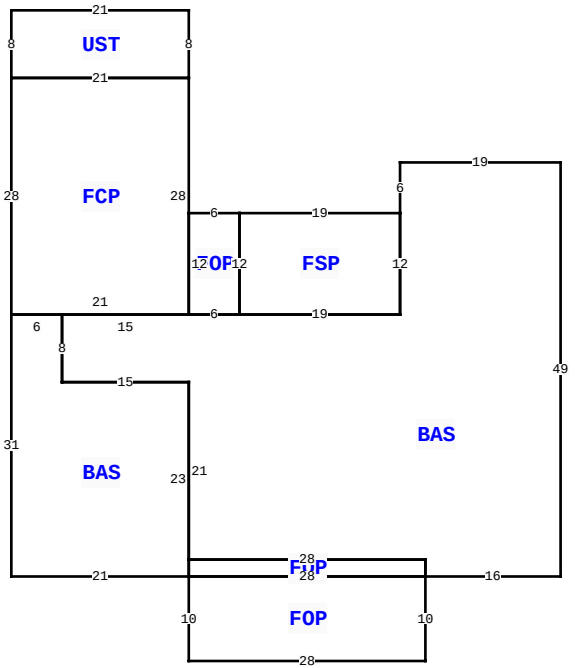
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	531	100		531	44,759
BAS	1,770	100		1,770	149,197
FCP	588	25		147	12,391
FOP	56	30		17	1,433
FOP	72	30		22	1,854
FOP	280	30		84	7,080
FSP	228	40		91	7,671
UST	168	45		76	6,406
TOTALS	3,693			2,738	230,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,738	117.8940	129.68	355,064	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2301 HX Base Yr



497 SW LUNSFORD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	230,792
TOTAL MARKET OB/XF VALUE	31,854
TOTAL LAND VALUE - MARKET	149,775
TOTAL MARKET VALUE	277,165
SOH/AGL Deduction	115,200
ASSESSED VALUE	161,965
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	110,554
TOTAL JUST VALUE	412,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041830	Electrical Servic	0	04/30/2021
39538	POOL	0	04/01/2020
36898	GARAGE	172	06/27/2018
30816	MAINT/ALTR	35	03/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0533	3/11/2019	PB	U	I	18	0
GRANTOR: CLERL OF COURT (JAMES						
GRANTEE: DONALD B HARDEN TRU						
1376/1465	1/07/2019	TR	U	I	11	100
GRANTOR: DONALD B HARDEN TRUST						
GRANTEE: DONALD B & ELAINE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S6 FSP= W19 S12 E19 N12$ S12 W19 FOP= N12 W6 S12 E6$ W6 FCP= N28 UST= N8 W21 S8 E21$ W21S28 E21$ W15 BAS= W6 S31 E21 N23 W15 N8$ S8 E15 S21 FOP= S2 FOP= S10 E28 N10 W28$ E28 N2 W28$ E28 S2 E16 N49$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	10	16	160.00	UT	2.00	2.00	100	1993	1993	3	100	320	
3	0040	BARN,POLE	0	100	12	16	192.00	UT	2.50	2.50	100	1993	1993	3	100	480	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,080	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
8	0281	POOL R/FIB	0	100	10	26	260.00	UT	65.00	65.00	100	2020	2020	3	91	15,379	
9	0120	CLFENCE 4	0	100	0	0	90.00	UT	5.50	5.50	100	2020	2020	3	100	495	
10	0040	BARN,POLE	0	100	30	56	1,680.00	UT	2.50	2.50	100	2020	2020	3	100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 25,954

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	18.97	AC		1.00	1.00	1.00	370.00	370.00	7,019							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.97	AC		1.00	1.00	1.00	7,500.00	7,500.00	142,275							

REVIEW DATE 01/22/2026 BY KS Total Acres: 19.97 Total Land Value: 14,519 Market: 142,275 Agricultural: 7,019 Common: 7,500 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4 FO
1030 FT, S 632 FT, E 418 FT TO C
RD, SE ALONG C/L OF RD TO S LINE

HARDEN DONALD B/HARDEN ELAINE P
497 SW LUNSFORD TER
LAKE CITY, FL 32024

2027

35-4S-16-03277-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		230,792
TOTAL MARKET OB/XF VALUE		31,854
TOTAL LAND VALUE - MARKET		149,775
TOTAL MARKET VALUE		277,165
SOH/AGL Deduction		115,200
ASSESSED VALUE		161,965
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,554
TOTAL JUST VALUE		412,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0533	3/11/2019	PB	U	I	18	0
GRANTOR: CLERL OF COURT (JAMES						
GRANTEE: DONALD B HARDEN TRU						
1376/1465	1/07/2019	TR	U	I	11	100
GRANTOR: DONALD B HARDEN TRUST						
GRANTEE: DONALD B & ELAINE P						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	100	18	25	450.00	UT	9.00	9.00	100	2020	2020	3	100	4,050	
12	0251	LEAN TO W/	0	100	12	25	300.00	UT	3.50	3.50	100	2020	2020	3	100	1,050	
13	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,900

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

REVIEW DATE 01/22/2026 BY KS Total Acres: 19.97 Total Land Value: 14,519 Market: 142,275 Agricultural: 7,019 Common: 7,500 PRINTED 11/17/2026 BY SYS