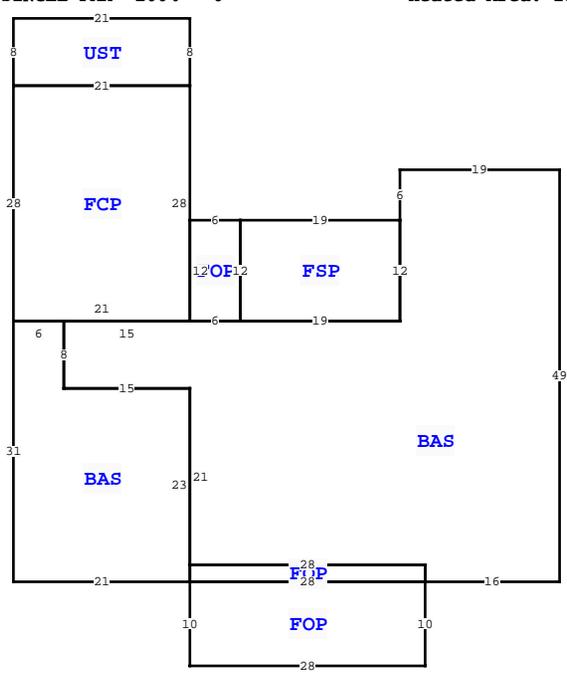


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	50
Interior Wall	06	CUST PANEL	50
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	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
BAS	531	100	
BAS	1,770	100	
FCP	588	25	
FOP	56	30	
FOP	72	30	
FOP	280	30	
FSP	228	40	
UST	168	45	
TOTALS	3,693		

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	134.40	367,987	1974	1974	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2301 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		239,192	
TOTAL MARKET OB/XF VALUE		31,854	
TOTAL LAND VALUE - MARKET		149,775	
TOTAL MARKET VALUE		285,565	
SOH/AGL Deduction		128,113	
ASSESSED VALUE		157,452	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		106,041	
TOTAL JUST VALUE		420,821	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		407,374	

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						

EXTRA FEATURES		497 SW LUNSFORD TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0166	CONC, PAVMT	0 100 10 16
3	0040	BARN, POLE	0 100 12 16
5	0031	BARN, MT AE	0 100 0 0
6	0296	SHED METAL	0 100 0 0
7	0251	LEAN TO W/	0 100 0 0
8	0169	FENCE/WOOD	0 100 0 0
9	0281	POOL R/FIB	0 100 10 26
10	0120	CLFENCE 4	0 100 0 0
11	0040	BARN, POLE	0 100 30 56

TOTAL OB/XF												25,954				
L N	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	
5	0031	BARN, MT AE	0 100 0 0			1.00	UT	0.00	0.00	100	2015	2015	3	100	1,080	
6	0296	SHED METAL	0 100 0 0			1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
7	0251	LEAN TO W/	0 100 0 0			1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0169	FENCE/WOOD	0 100 0 0			1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
9	0281	POOL R/FIB	0 100 10 26			260.00	UT	65.00	65.00	100	2020	2020	3	91	15,379	
10	0120	CLFENCE 4	0 100 0 0			90.00	UT	5.50	5.50	100	2020	2020	3	100	495	
11	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								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

LAND DESCRIPTION		TOTAL OB/XF														25,954								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

BUILDING NOTES	
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\$.	
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\$.	

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

2026

35-4S-16-03277-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 239,192 TOTAL MARKET OB/XF VALUE 31,854 TOTAL LAND VALUE - MARKET 149,775 TOTAL MARKET VALUE 285,565 SOH/AGL Deduction 128,113 ASSESSED VALUE 157,452 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 106,041 TOTAL JUST VALUE 420,821 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 407,374																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1380/0533</td> <td>3/11/2019</td> <td>PB U</td> <td></td> <td>I</td> <td>18</td> <td>0</td> </tr> </tbody> </table> GRANTOR: CLERK 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										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1380/0533	3/11/2019	PB U		I	18	0
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12	0296	SHED METAL	0 100	18	25	450.00	UT	9.00	9.00	100	2020	2020	3	100	4,050																												
13	0251	LEAN TO W/	0 100	12	25	300.00	UT	3.50	3.50	100	2020	2020	3	100	1,050																												
14	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800																												
										TOTAL OB/XF 5,900																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/12/2026 BY SYS																																											