

COMM NE COR OF SE1/4 OF NE1/4, W  
631.69 FT, E 376.86 FT, N 120.94  
209.78 FT, W 225.44 FT, S 187.86

BOYD JOHN DAVID/BOYD REBECCA LYNN  
498 SW LUNSFORD TER  
LAKE CITY, FL 32024

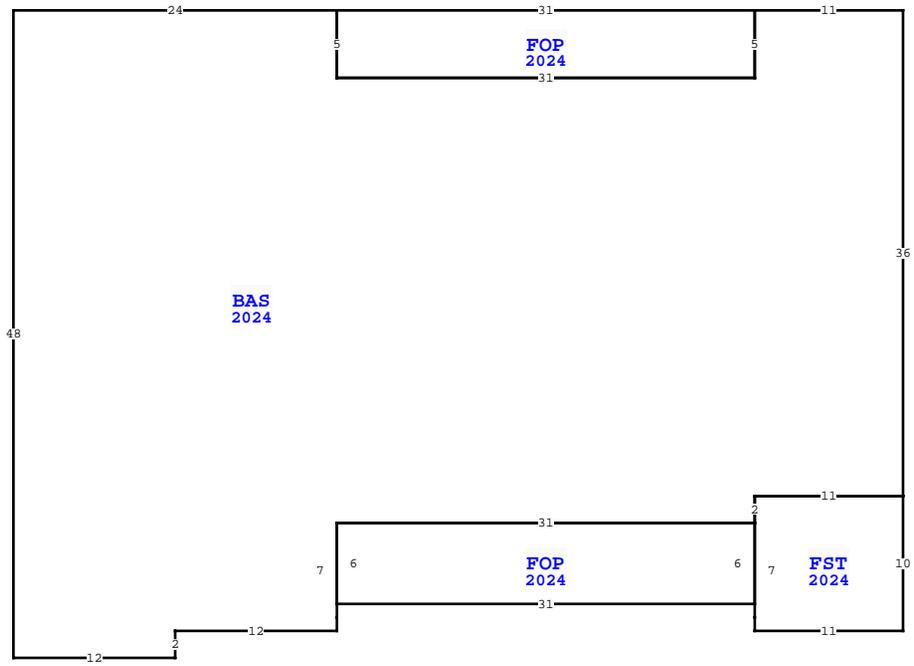
2026

35-4S-16-03277-001



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VN/PLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	01		
NEIGHBORHOOD/LOC	35416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,547	100	2024	2,547	305,942
FOP	155	30	2024	46	5,525
FOP	186	30	2024	56	6,727
FST	110	55	2024	60	7,207
TOTALS	2,998			2,709	325,401

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		332,042	2023	2023	0	0	2.00	98.00
			Heated Area: 2547			HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			325,401
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			20,400
TOTAL MARKET VALUE			349,401
SOH/AGL Deduction			665
ASSESSED VALUE			348,736
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			297,325
TOTAL JUST VALUE			349,401
NCON VALUE			3,600
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046080	New Residential C	295,000	12/12/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/247	8/25/2022	WD	U	V	11	100

GRANTOR: HARDEN DONALD B  
GRANTEE: BOYD JOHN DAVID

EXTRA FEATURES																
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	0252	LEAN-TO W/	0	100	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	0296	SHED METAL	0	100	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

TOTAL OB/XF										
498 SW LUNSFORD TE, LAKE CITY										
		BLD DATE			LGL DATE			LAND DATE	04/16/2026	MLU
		XF DATE			AG DATE					
		INC DATE								

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=-10,-20] S48 E12 N2 E12 N1 N7 E31 N2 E11 N36 W11 S5 W31 N5 W24 \$									
FOP=[YR=2024;ORIG=14,-20] S5 E31 N5 W31 \$									
FOP=[YR=2024;ORIG=14,18] S6 E31 N6 W31 \$									
FST=[YR=2024;ORIG=45,16] S2 S7 S1 E11 N10 W11 \$									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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					1.02	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,400							