

COMM 20 FT W OF NE COR OF
NE1/4 OF SE1/4, RUN S 643 FT,
W 140.20 FT FOR POB, RUN S

O'NEAL PROPERTIES LLC
P O BOX 2166
LAKE CITY, FL 32056

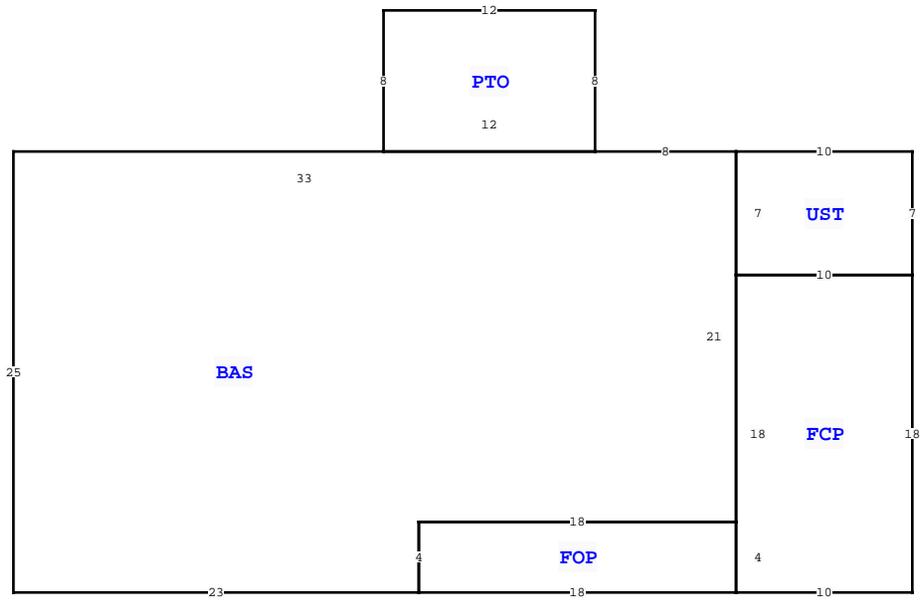
2026

35-4S-16-03281-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	953	100	
FCP	180	25	
FOP	72	30	
PTO	96	5	
UST	70	45	
TOTALS	1,371		1,057
			56,266

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR RENTAL	0%	- 0									
				Heated Area: 953								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		56,266	
TOTAL MARKET OB/XF VALUE		3,388	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		71,654	
SOH/AGL Deduction		0	
ASSESSED VALUE		71,654	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		71,654	
TOTAL JUST VALUE		71,654	
NCON VALUE		300	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		67,085	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1514	1/11/2018	WD	U	I	30	100
GRANTOR: JOHN W & DANETTE O'NE						
GRANTEE: O'NEAL PROPERTIES L						
1290/2679	2/20/2015	WD	U	I	12	40,000
GRANTOR: US BANK TRUST NA						
GRANTEE: JOHN W & DANETTE O'						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	8	18	144.00	UT	2.00	2.00	100	1993
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019
4	0120	CLFENCE	4	0	0	0	1.00	UT	300.00	300.00	100	2026

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
251 SW LUNSFORD TER, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/15/2026 MLU												
3,388												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W8 PTO= N8 W12 S8 E12\$ W33 S25 E23 FOP= N4E18 S4 W18\$ N4 E18 N21\$UST= E10 S7 W10FCP= S18 E10 N18 W10\$ N7\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00