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

2027

35-4S-16-03281-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

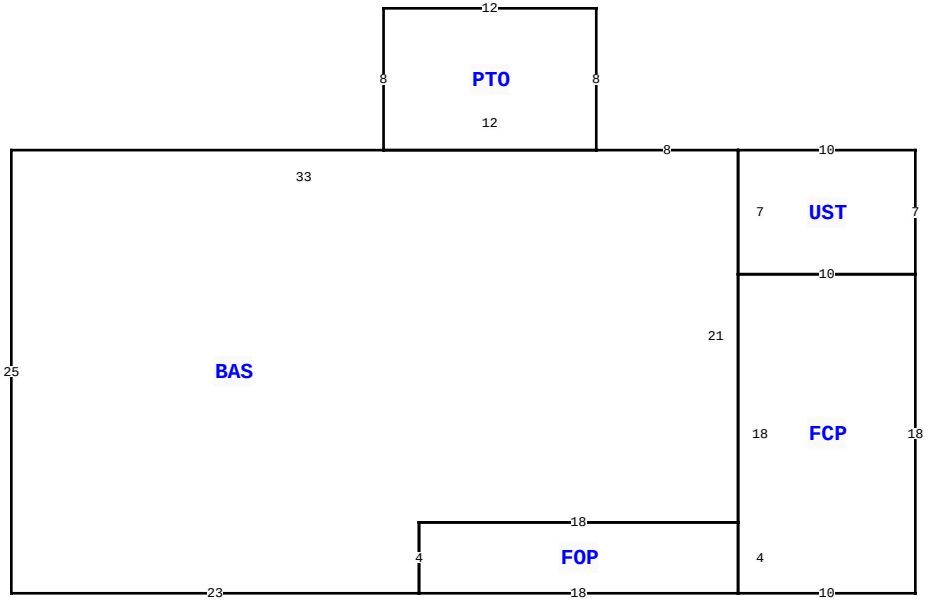
NEIGHBORHOOD/LOC 35416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	953	100		953	48,826
FCP	180	25		45	2,306
FOP	72	30		22	1,127
PTO	96	5		5	256
UST	70	45		32	1,639
TOTALS	1,371			1,057	54,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,057	110.8944	85.39	90,257	1976	1976	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 0 Heated Area: 953 HX Base Yr



251 SW LUNSFORD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	8	18	144.00	UT	2.00	2.00	100	1993	1993	3	100	288	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,154
TOTAL MARKET OB/XF VALUE	3,388
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	69,542
SOH/AGL Deduction	0
ASSESSED VALUE	69,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,542
TOTAL JUST VALUE	69,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,542

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'						

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

TOTAL OB/XF 3,388

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		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	16,000.00	24,000.00	12,000							

REVIEW DATE 01/22/2026 BY KS Total Acres: 0.50 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS