COMM AT NE COR OF SE1/4 OF NE1/4
S 28 DEG E 1074.38 FT, CONT SE 2
POB, CONT SE 355.31 FT, E 725.11

NORTH FLORIDA LAND GROUP, INC
PO BOX 1733
LAKE CITY, FL 32056

2026

35-4S-16-03284-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 01

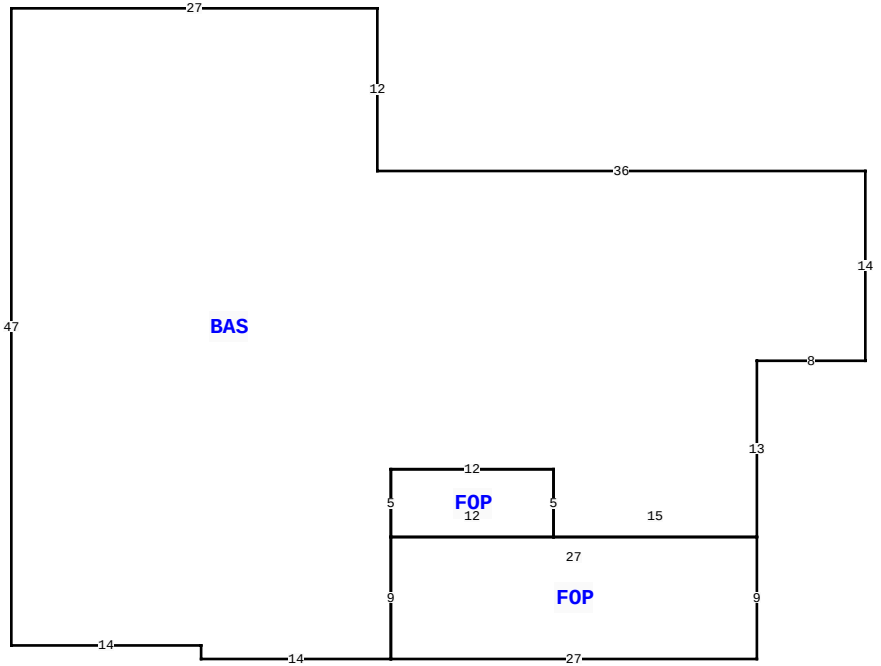
NEIGHBORHOOD/LOC 35416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100		2,099	196,670
FOP	60	35		21	1,968
FOP	243	35		85	7,964
TOTALS	2,402			2,205	206,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,205	115.9000	108.95	240,235	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 0% - 2023 Heated Area: 2099 HX Base Yr



394 SW LUNSFORD TER, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,602
TOTAL MARKET OB/XF VALUE	16,500
TOTAL LAND VALUE - MARKET	66,960
TOTAL MARKET VALUE	290,062
SOH/AGL Deduction	0
ASSESSED VALUE	290,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,062
TOTAL JUST VALUE	290,062
NCON VALUE	7,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/280	2/16/2022	WD	U	I	12	185,000
GRANTOR: ROBERTS DALLIS JAMES						
GRANTEE: NORTH FLORIDA LAND						
1376/1655	12/31/2018	WD	U	I	11	100
GRANTOR: NORTH FLORIDA LAND GR						
GRANTEE: DALLIS JAMES & CONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 N12 W27 S47 E14 S1 E14 FOP= E27 N9 W27 S9$ N9 FOP= E12 N5 W12 S5$ N5 E12 S5 E15 N13 E8 N14$.

LAND DESCRIPTION

TOTAL OB/XF 16,500

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.58	AC		1.00	1.00	1.00	12,000.00	12,000.00	66,960							

REVIEW DATE 01/22/2026 BY KS Total Acres: 5.58 Total Land Value: 66,960 Market: 0 Agricultural: 0 Common: 66,960 PRINTED 06/29/2026 BY SYS