COMM NE COR OF NE1/4 OF NW1/4,
RUN W 240 FT FOR POB, RUN S
630 FT, W 210 FT, N 630 FT, E

LATHAM SAMUEL
448 SW TUNSIL ST
LAKE CITY, FL 32025

2025

23-4S-16-03096-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

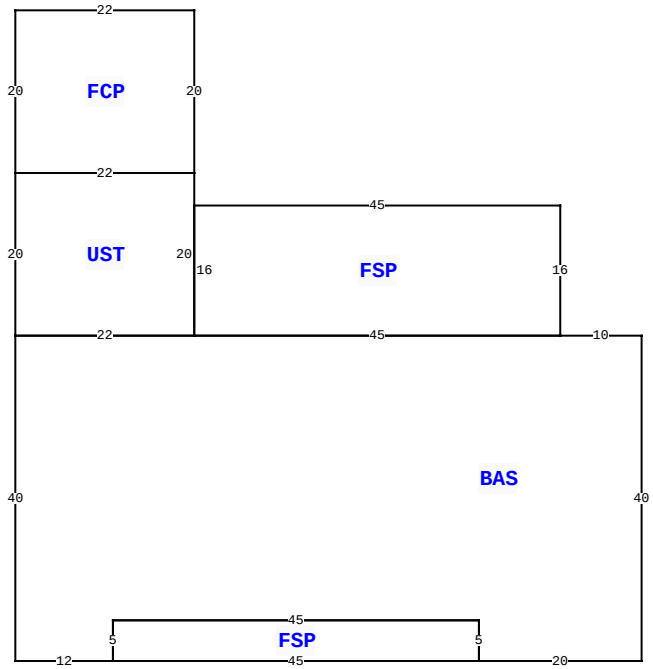
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 23416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,855	100		2,855	268,782
FCP	440	25		110	10,356
FSP	225	40		90	8,473
FSP	720	40		288	27,114
UST	440	45		198	18,641
TOTALS	4,680			3,541	333,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,541	106.4000	119.17	421,981	2010	2010	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2012 Heated Area: 2855 HX Base Yr 2012



448 SW TUNSIL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		333,365
TOTAL MARKET OB/XF VALUE		4,700
TOTAL LAND VALUE - MARKET		22,320
TOTAL MARKET VALUE		360,385
SOH/AGL Deduction		116,035
ASSESSED VALUE		244,350
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,628
TOTAL JUST VALUE		360,385
NCON VALUE		800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051370	Roof Replacement	21,000	11/04/2024
24799	SFR	798	07/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1073/1797	2/03/2006	WD	U	V	08	10,000

GRANTOR: MERCEDES TURPIN
GRANTEE: SAMUEL LATHAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N16 W45 S16 E45$ W45 UST= N20 FCP= N20 W22 S20 E22$ W22 S20 E22$ W22 S40 E12 FSP= E45 N5 W45 S5$ N5 E45 S5 E20 N40$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	100		A-1	0.00	0.00	2.79	AC		1.00	1.00	1.00	8,000.00	8,000.00	22,320							

REVIEW DATE 11/25/2024 BY JS Total Acres: 2.79 Total Land Value: 22,320 Market: 0 Agricultural: 0 Common: 22,320 PRINTED 05/28/2025 BY SYS