

S DIV: LOTS 20 & 21 LESLIE'S S/D  
499-672, 753-2069, 758-1764, QC

EPPELSON JERRY J/EPPELSON JEREMY  
531 S E PENNSYLVANIA ST  
LAKE CITY, FL 32025

2026

00-00-00-13685-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 100     |
| 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         |
| Architectural            | 05 | CONV 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      |
|                  |           | 06            |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/         |

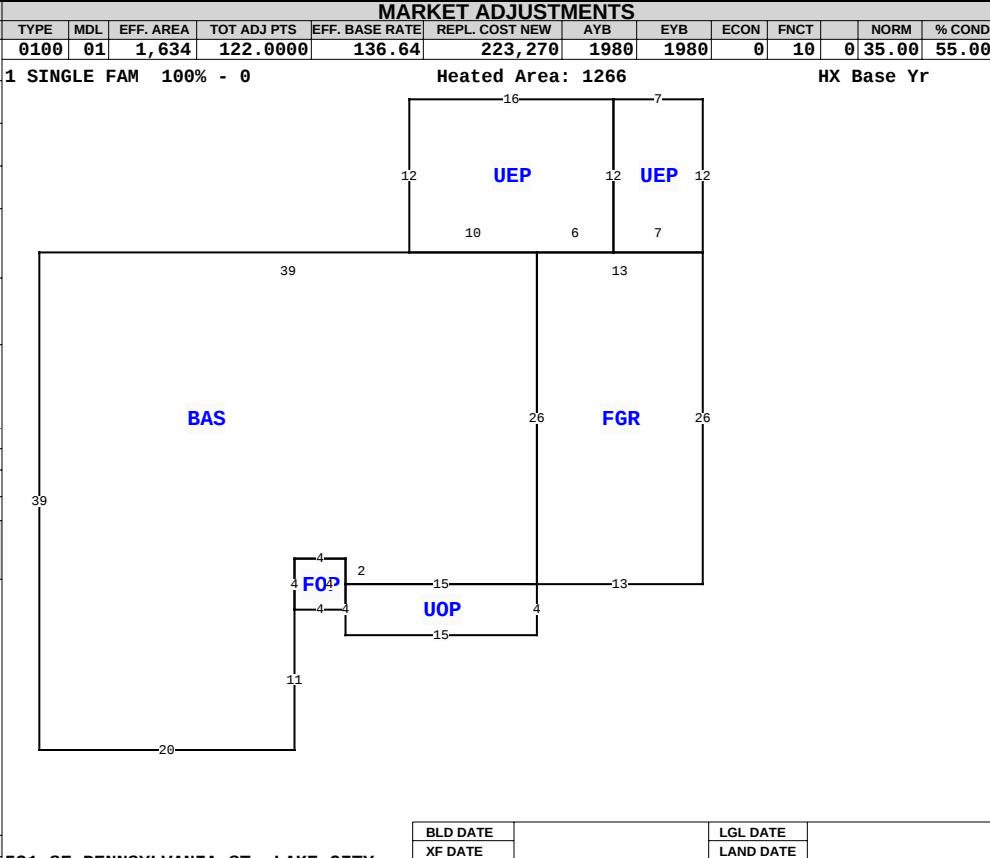
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,266            | 100         |      | 1,266        | 95,142               |
| FGR       | 338              | 55          |      | 186          | 13,978               |
| FOP       | 16               | 30          |      | 5            | 376                  |
| UEP       | 84               | 60          |      | 50           | 3,758                |
| UEP       | 192              | 60          |      | 115          | 8,643                |
| UOP       | 60               | 20          |      | 12           | 902                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,956 |  |  | 1,634 | 122,798 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |    |       |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|----|-------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W  | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0  | 1.00  | UT | 0.00  | 0.00           |       |
| 2              | 0296       | SHED METAL  | 0   | 100 | 8 | 12 | 1.00  | UT | 0.00  | 0.00           |       |
| 3              | 0169       | FENCE/WOOD  | 0   | 100 | 0 | 0  | 1.00  | UT | 0.00  | 0.00           |       |
| 4              | 0263       | PRCH, USP   | 0   | 100 | 0 | 0  | 1.00  | UT | 0.00  | 0.00           |       |
| 5              | 0252       | LEAN-TO W/  | 0   | 100 | 0 | 0  | 1.00  | UT | 0.00  | 0.00           |       |
| 6              | 0252       | LEAN-TO W/  | 0   | 100 | 0 | 0  | 1.00  | UT | 0.00  | 0.00           |       |
| 7              | 0070       | CARPORT UF  | 0   | 100 | 0 | 0  | 1.00  | UT | 0.00  | 0.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T |
| 1                | 0100     | C   | SFR                  | 100 |     | RO       | 110.00 | 165.00 | 16,826.00   | SF        |     |

REVIEW DATE 11/15/2016 BY DF



|                                   |          |           |
|-----------------------------------|----------|-----------|
| 531 SE PENNSYLVANIA ST, LAKE CITY | BLD DATE | LGL DATE  |
|                                   | XF DATE  | LAND DATE |
|                                   | INC DATE | AG DATE   |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 2,150       |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.39 Total Land Value: 13,629 Market: 0 Agricultural: 0

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 1 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 1              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 122,798   |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,150     |   |
| TOTAL LAND VALUE - MARKET |  | 13,629    |   |
| TOTAL MARKET VALUE        |  | 138,577   |   |
| SOH/AGL Deduction         |  | 51,541    |   |
| ASSESSED VALUE            |  | 87,036    |   |
| TOTAL EXEMPTION VALUE     |  | 50,722    |   |
| BASE TAXABLE VALUE        |  | 36,314    |   |
| TOTAL JUST VALUE          |  | 138,577   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 138,577   |   |

SALE:2:1: LOT 20 & 21 LESLIE S/D  
SALE:1:1: LOTS 20 & 21 LESLIE S/D

| PERMIT NUM | DESCRIPTION      | AMT   | ISSUED     |
|------------|------------------|-------|------------|
| 000044157  | Roof Replacement | 6,000 | 04/11/2022 |

| SALES DATA                   |           |           |     |     |        |
|------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1397/1125                    | 8/02/2019 | QC        | U   | I   | 30     |
| GRANTOR: JERRY EPPERSON      |           |           |     |     |        |
| GRANTEE: JERRY EPPERSON & JE |           |           |     |     |        |
| 0758/1764                    | 4/07/1992 | WD        | Q   | I   |        |
| GRANTOR: SAMUEL WHITLOW      |           |           |     |     |        |
| GRANTEE: JERRY EPPERSON      |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                   |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS= S39 E20 N11 FOP= E4 N4W4 S4\$ N4 E4 S2 UOP= S4 E15 N4 W15\$ E15 FGR= E13 N26 W13 S26\$ N26 UEP= E6 UEP= E7 N12 W7 S12\$ N12 W16 S12 E10\$ W39\$. |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----------------------------|------|---------|------|-----|----|--------|
|                             |      |         |      |     |    |        |

Common: 13,629 PRINTED 11/06/2025 BY SYS