LOT 8 BLOCK B SOUTHWOOD MEADOWS
807-1540, WD 1012-2721, FJ 1374-

DUNLAP ABIGAIL R
391 SW ERIN GLN
LAKE CITY, FL 32024

2026

01-5S-16-03405-258

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

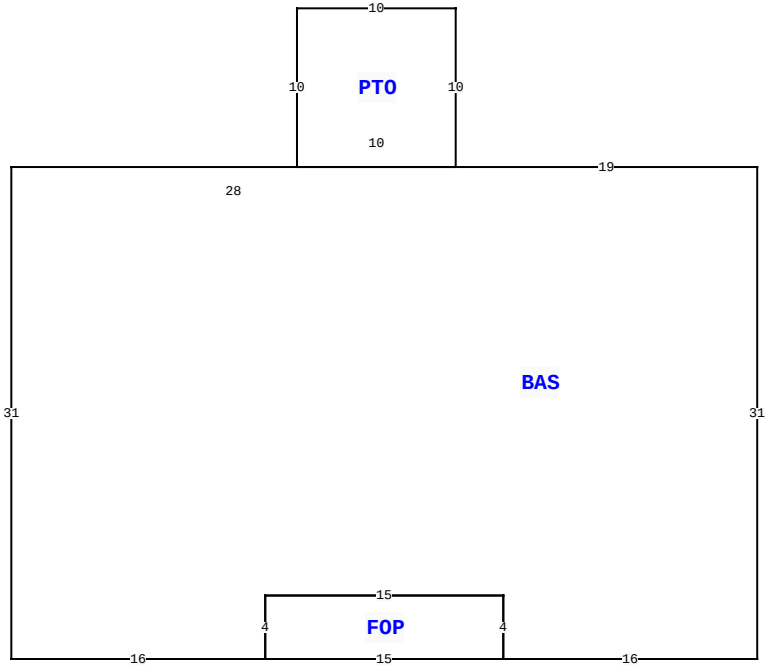
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,397	100		1,397	158,268
FOP	60	30		18	2,039
PTO	100	5		5	567
TOTALS	1,557			1,420	160,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,420	128.8560	144.32	204,934	1995	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2006 Heated Area: 1397 HX Base Yr 2006



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

391 SW ERIN GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,873
TOTAL MARKET OB/XF VALUE		6,746
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		197,619
SOH/AGL Deduction		44,631
ASSESSED VALUE		152,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,266
TOTAL JUST VALUE		197,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9935	SFR	240	07/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/1515	1/14/2022	QC	U	I	11	100
GRANTOR: DUNLAP MATTHEW B						
GRANTEE: DUNLAP ABIGAIL R						
1012/2721	4/15/2004	WD	Q	I		123,000
GRANTOR: TIMOTHY J & JENNIFER						
GRANTEE: MATTHEW B & ABILGAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N10 W10 S10 E10$ W28 S31 E16 FOP= E15 N4 W15 S4$N4 E15 S4 E16 N31$.

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	100	0	0	2,223.00	UT	2.00	2.00	100	1996	1996	3	100	4,446	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 6,746

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		RSF-1	0.00	302.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/29/2019 BY KR Total Acres: 1.06 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS