LOT 18 BLOCK B SOUTHWOOD MEADOWS
855-1030, 856-1169, 868-1212, FJ

TYLER KATHERINE E
212 SW ERIN GLN
LAKE CITY, FL 32024-4949

2026

01-5S-16-03405-268

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

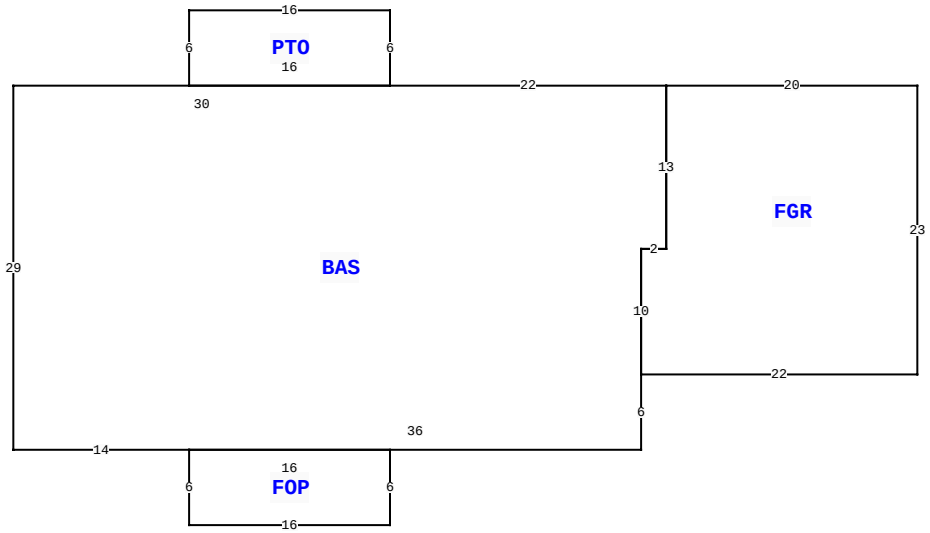
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
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	1,476	100		1,476	136,135
FGR	480	55		264	24,349
FOP	96	30		29	2,675
PTO	96	5		5	461
TOTALS	2,148			1,774	163,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	116.0320	129.96	230,549	1998	1998	0	0	0	29.03	70.97

1 SINGLE FAM 100% - 1999 Heated Area: 1476 HX Base Yr 1999



212 SW ERIN GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,621
TOTAL MARKET OB/XF VALUE		813
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		194,434
SOH/AGL Deduction		68,342
ASSESSED VALUE		126,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,370
TOTAL JUST VALUE		194,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14117	SFR	240	06/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/1655	6/16/2025	QC	U	I	11	100
GRANTOR: TYLER MATTHEW TODD						
GRANTEE: TYLER KATHERINE ELI						
0868/1212	10/28/1998	WD	Q	I		85,700
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: TYLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 PTO= N6 W16 S6 E16$W30 S29 E14 FOP= S6 E16 N6 W16$ E36 N6 FGR= E22N23 W20 S13 W2 S10$ N10 E2 N13$.

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	542.00	UT	1.50	1.50	100	1998	1998	3	100	813	

LAND DESCRIPTION

TOTAL OB/XF 813

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-	1140.00	309.00	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: 0.99 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2025 BY SYS