COMM SW COR OF N1/2 OF S1/2 OF N
RUN N 333.36 FT FOR POB, CONT N
E 235.67 FT TO CUL-DE-SAC, S ALO

SKOWRON MATTHEW R/SKOWRON SHERI J
P O BOX 712
LAKE CITY, FL 32056-0712

2026

02-5S-16-03407-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

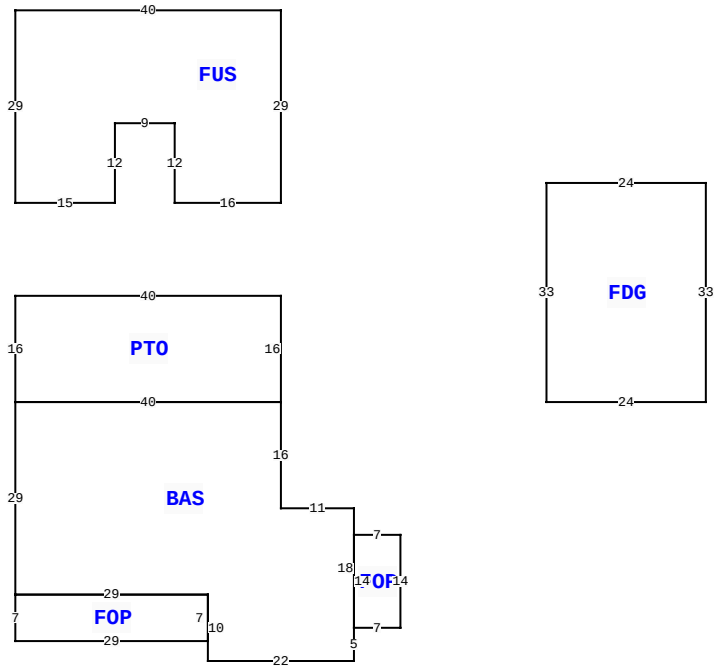
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,523	100		1,523	134,069
FDG	792	60		475	41,814
FOP	98	30		29	2,553
FOP	203	30		61	5,370
FUS	1,052	100		1,052	92,607
PTO	640	5		32	2,817
TOTALS	4,308			3,172	279,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,172	120.9170	135.43	429,584	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 2575 HX Base Yr 1997



289 SW IRWING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		279,230
TOTAL MARKET OB/XF VALUE		35,645
TOTAL LAND VALUE - MARKET		32,940
TOTAL MARKET VALUE		347,815
SOH/AGL Deduction		98,917
ASSESSED VALUE		248,898
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,176
TOTAL JUST VALUE		347,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052049	Generator	0	01/13/2025
16868	POOL	115	04/19/2000
16614	GARAGE	100	02/18/2000
11449	SFR	380	07/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0779/1159	9/02/1993	WD	U	I	12	12,500
GRANTOR: MARC TENNEBOE						
GRANTEE: MATTHEW SKOWRON						
0755/0753	12/13/1991	WD	U	V	12	12,500
GRANTOR: JAMES FALLUCCO						
GRANTEE: MARC TENNEBOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S29 FOP= S7 E29 N7 W29$ E29 S10 E22 N5 FOP= E7 N14 W7 S14$ N18 W11 N16$ PTO= N16 W40 S16 E40$ PTR= N30 FUS= N29 W40 S29 E15 N12 E9 S12 E16$ S30$ PTR= E40 FDG= E24 N33 W24 S33$ W40$.

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	0280	POOL R/CON	0	100	18	32	576.00	UT	70.00	70.00	100	2000	2000	3	40	16,128	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,929	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	75	1993	1993	3	75	675	
4	0166	CONC,PAVMT	0	100	0	0	5,539.00	UT	2.25	2.25	100	2009	2009	3	100	12,463	
5	0262	PRCH,FOP	0	100	5	34	170.00	UT	10.00	10.00	100	2009	2009	3	100	1,700	
6	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2009	2009	3	100	2,750	

LAND DESCRIPTION

TOTAL OB/XF 35,645

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	0.00	1.83	AC		1.00	1.00	1.00	18,000.00	18,000.00	32,940							

REVIEW DATE 09/09/2019 BY KR Total Acres: 1.83 Total Land Value: 32,940 Market: 0 Agricultural: 0 Common: 32,940 PRINTED 11/19/2025 BY SYS