BEG 1170 FT E OF NW COR OF SW1/4
222 FT, S 196 FT, W 222 FT, N 19
(LOT 6 TINA'S S/D).

BOHLING EVA CHRISTINE
335 SW TINA GLN
LAKE CITY, FL 32024

2026

06-5S-17-09133-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

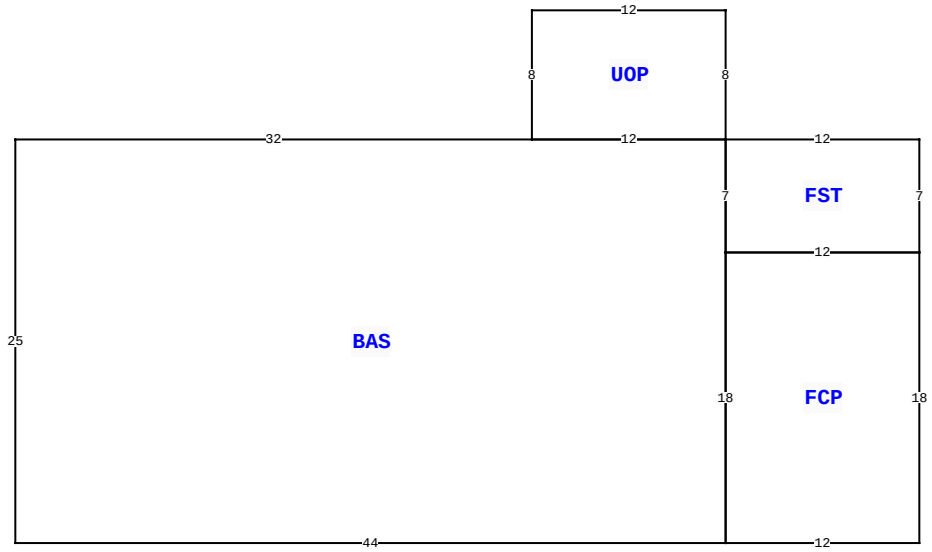
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	116,898
FCP	216	25		54	5,739
FST	84	55		46	4,888
UOP	96	20		19	2,019
TOTALS	1,496			1,219	129,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,219	124.8480	139.83	170,453	1972	2005	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2024 Heated Area: 1100 HX Base Yr 2024



335 SW TINA 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		129,544
TOTAL MARKET OB/XF VALUE		3,456
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		153,000
SOH/AGL Deduction		0
ASSESSED VALUE		153,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,278
TOTAL JUST VALUE		153,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41307	ELECTRICAL		02/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/891	9/05/2023	WD	Q	I	01	180,000
GRANTOR: O'QUINN ASHLEY MARIE						
GRANTEE: BOHLING EVA CHRISTI						
1363/0354	6/25/2018	WD	Q	I	01	106,000
GRANTOR: RAYMOND M & TRACY E K						
GRANTEE: ASHLEY MARIE O'QUIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S25 E44 FCP= E12 N18 W12 S18$ N18 FST= E12 N7 W12 S7$ N7 UOP= N8 W12 S8 E12$ W12$.

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	0210	GARAGE U	0	100	12	24	288.00	UT	12.00	12.00	100	1993	1993	3	100	3,456	

LAND DESCRIPTION

TOTAL OB/XF 3,456

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 10/11/2023 BY TP Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 09/19/2025 BY SYS