

COMM 60 FT E OF NW COR OF SW1/4  
S 246 FT, E 1554 FT FOR POB, CON  
S 196 FT, W 222 FT, N 196 FT TO

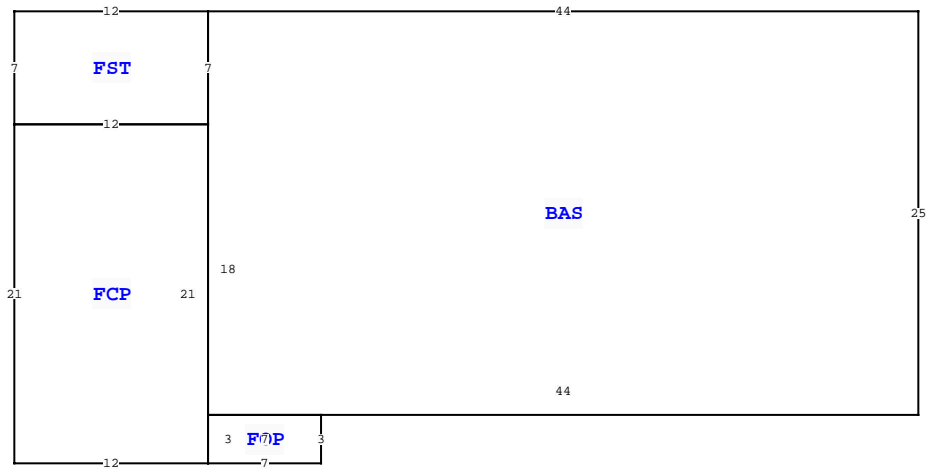
ERIXTON THOMAS LEE/WALKER CAROLINE ELIZABETH  
418 SW TINA GLN  
LAKE CITY, FL 32024

**2026**

06-5S-17-09134-000  
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,215	116.7900	130.80	158,922	1972	2015		0	0	12.00	88.00		
1 SINGLE FAM			100% - 2022	Heated Area: 1100				HX Base Yr 2022						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	126,614
FCP	252	25		63	7,251
FOP	21	30		6	691
FST	84	55		46	5,295
<b>TOTALS</b>	<b>1,457</b>			<b>1,215</b>	<b>139,851</b>

418 SW TINA GLN, LAKE CITY

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

L N	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	0294	SHED WOOD/	0	100	30	24		0.00	100	1993	1993	3	100	3,500	

TOTAL OB/XF 3,500

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			139,851	
TOTAL MARKET OB/XF VALUE			3,500	
TOTAL LAND VALUE - MARKET			20,000	
TOTAL MARKET VALUE			163,351	
SOH/AGL Deduction			16,275	
ASSESSED VALUE			147,076	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			96,354	
TOTAL JUST VALUE			163,351	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			165,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15727	MAINT/ALTR	30	07/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/648	6/10/2021	WD Q	Q	I	01	172,800
GRANTOR: M&J SAMPSON LLC						
GRANTEE: ERIXTON THOMAS LEE						
1426/1183	12/16/2020	WD Q	Q	I	01	107,900
GRANTOR: PARNELL ROBERT W & BR						
GRANTEE: M&J SAMPSON LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 FST= W12 S7 E12 N7S7 FCP= W12 S21 E12 N21S S18 FOP= S3 E7 N3 W7S E44 N25S.	