S1/2 OF LAKESIDE DR AS LIES N OF
ALL LAKESIDE DR AS LIES E OF LOT
FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

ENGEL JOANNA P AMRHEIN
438 CRESCENT KEY DR
ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

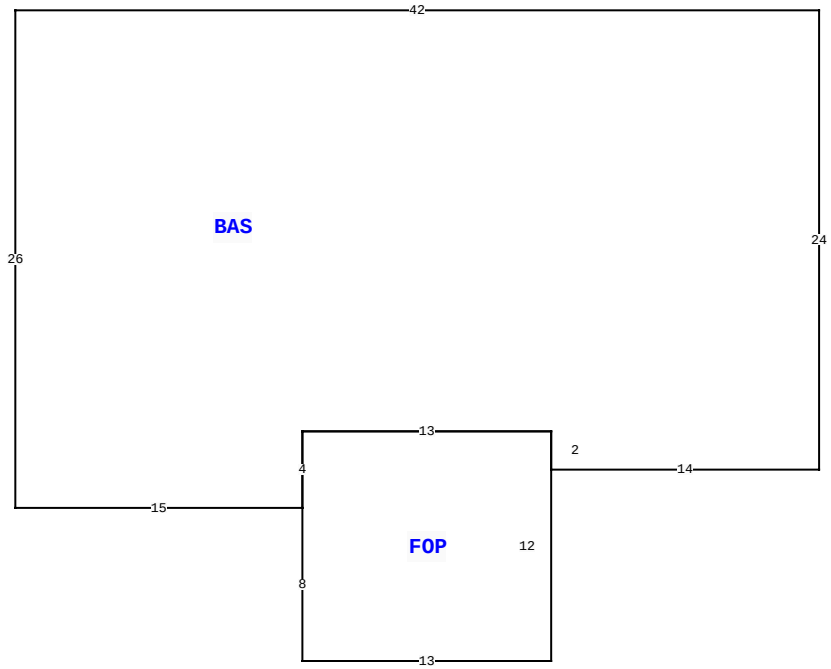
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0128	SFRES/MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	65,070
FOP	156	30		47	3,022
TOTALS	1,168			1,059	68,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,059	88.3208	98.92	104,756	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1012 HX Base Yr



108 SE LAKESIDE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,105
TOTAL MARKET OB/XF VALUE	52,820
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	333,925
SOH/AGL Deduction	0
ASSESSED VALUE	333,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,925
TOTAL JUST VALUE	333,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,925

PRMT:9:1: LOT 6
PRMT:8:1: LOT 10
PRMT:5:1: LOT 4
PRMT:4:1: MCNEAL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41076	ELECTRICAL		12/30/2020
17786	M H	125	12/29/2000
17787	M H	125	12/29/2000
	N/A	0	11/06/1997
12785	M H	125	07/17/1997
11963	M H	125	12/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E15 FOP= S8 E13N12W13 S4$ N4 E13 S2 E14 N24$.

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	0259	MHP HOOKUP	0	0	0	0	11.00	UT	4,300.00	4,300.00	90	0	0	3	90	42,570	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 52,820

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	0210	C	TRLR PARK	0		00	0.00	0.00	150.00	FF		1.00	1.00	1.25	200.00	250.00	37,500							
2	0100	C	SFR	0		00	0.00	0.00	50.00	FF		1.00	1.00	1.25	200.00	250.00	12,500							

REVIEW DATE 04/06/2017 BY DF Total Acres: 3.12 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS

S1/2 OF LAKESIDE DR AS LIES N OF
ALL LAKESIDE DR AS LIES E OF LOT
FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

ENGEL JOANNA P AMRHEIN
438 CRESCENT KEY DR
ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

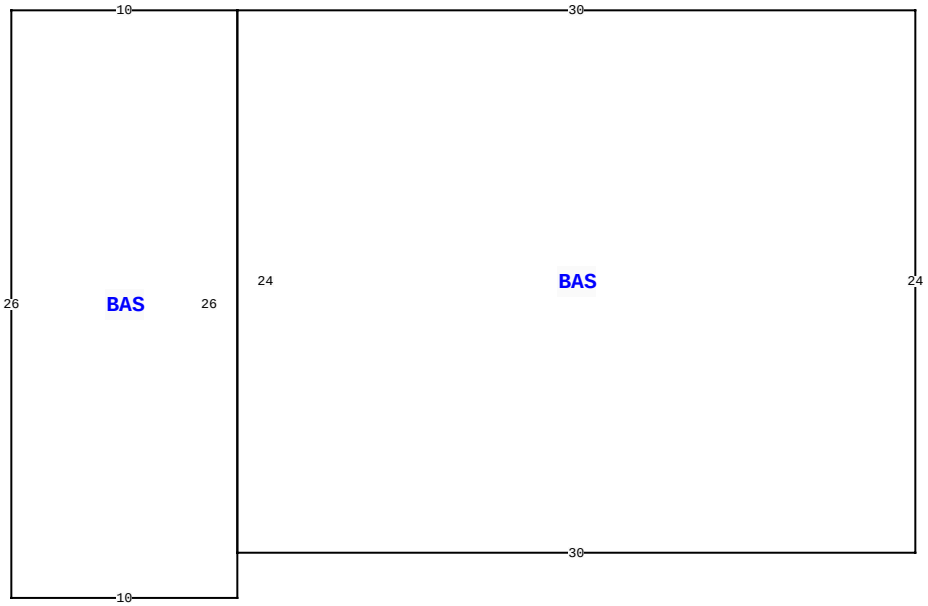
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0128	SFRES/MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	17,667
BAS	720	100		720	48,925
TOTALS	980			980	66,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	980	93.3379	104.54	102,449	1955	1955	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 980 HX Base Yr



108 SE LAKESIDE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,105
TOTAL MARKET OB/XF VALUE	52,820
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	333,925
SOH/AGL Deduction	0
ASSESSED VALUE	333,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,925
TOTAL JUST VALUE	333,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,925

PRMT:3:1: LOT 9

XFOB:3:1: CONC MH

SALE:2:1: MH'S INCLUDED IN SALE

SALE:1:1: 1/2 UNDIV INTEREST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11496	M H	125	08/07/1996
11281	M H	125	06/13/1996
7636	M H	60	09/28/1993
7537	M H	60	08/31/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR:WILLIAM E WOODINGTON						
GRANTEE:JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR:RICHARD ALAN WOODINGT						
GRANTEE:JOANNA ARMHEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= W10 S26 E10 N26$ S24 E30 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/06/2017 BY DF Total Acres: 3.12 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS

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FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

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438 CRESCENT KEY DR
ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

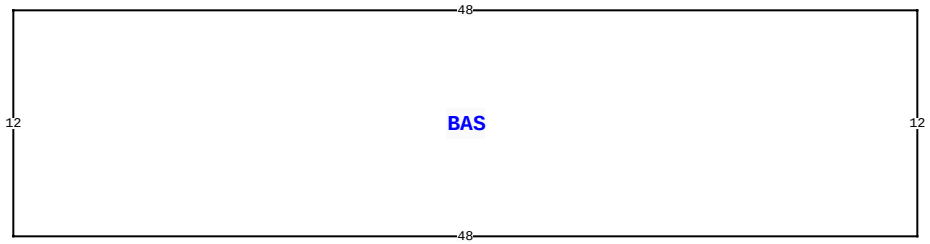
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0128	SFRES/MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	11,410
TOTALS	576			576	11,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	576	82.5390	49.52	28,524	1970	1970	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 576 HX Base Yr



108 SE LAKESIDE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,105
TOTAL MARKET OB/XF VALUE	52,820
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	333,925
SOH/AGL Deduction	0
ASSESSED VALUE	333,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,925
TOTAL JUST VALUE	333,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,925

PRMT:1:1: 14X66

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 E48 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/06/2017 BY DF Total Acres: 3.12 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS

S1/2 OF LAKESIDE DR AS LIES N OF
ALL LAKESIDE DR AS LIES E OF LOT
FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

ENGEL JOANNA P AMRHEIN
438 CRESCENT KEY DR
ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

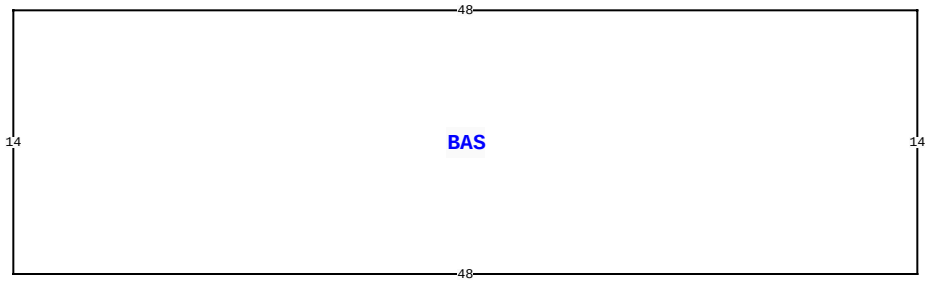
DOR CODE	0128	SFRES/MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,005
TOTALS	672			672	12,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	74.4390	44.66	30,012	1973	1973	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



108 SE LAKESIDE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,105
TOTAL MARKET OB/XF VALUE	52,820
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	333,925
SOH/AGL Deduction	0
ASSESSED VALUE	333,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,925
TOTAL JUST VALUE	333,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/06/2017 BY DF Total Acres: 3.12 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS

S1/2 OF LAKESIDE DR AS LIES N OF
ALL LAKESIDE DR AS LIES E OF LOT
FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

ENGEL JOANNA P AMRHEIN
438 CRESCENT KEY DR
ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

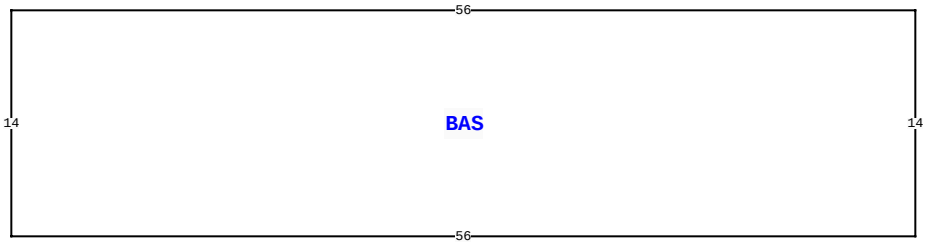
DOR CODE	0128	SFRES/MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	12,331
TOTALS	784			784	12,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	65.5290	39.32	30,827	1982	1982	0	0	0	60.00	40.00

5 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



108 SE LAKESIDE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 5 of 9 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,105
TOTAL MARKET OB/XF VALUE	52,820
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	333,925
SOH/AGL Deduction	0
ASSESSED VALUE	333,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,925
TOTAL JUST VALUE	333,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/06/2017 BY DF Total Acres: 3.12 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS

S1/2 OF LAKESIDE DR AS LIES N OF
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FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

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438 CRESCENT KEY DR
ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

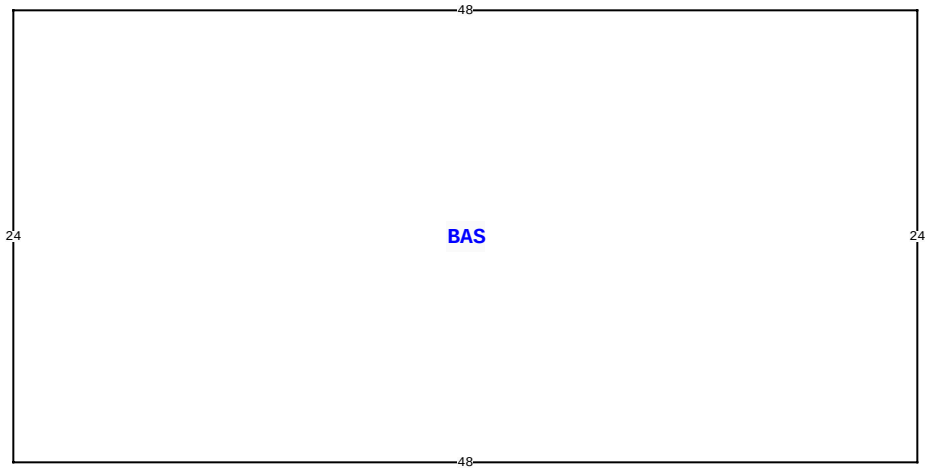
DOR CODE	0128	SFRES/MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	24,390
TOTALS	1,152			1,152	24,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	88.2090	52.93	60,975	1985	1985	0	0	0	60.00	40.00

6 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



108 SE LAKESIDE GLN, LAKE CITY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,105
TOTAL MARKET OB/XF VALUE	52,820
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	333,925
SOH/AGL Deduction	0
ASSESSED VALUE	333,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,925
TOTAL JUST VALUE	333,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/06/2017 BY DF Total Acres: 3.12 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS

S1/2 OF LAKESIDE DR AS LIES N OF
ALL LAKESIDE DR AS LIES E OF LOT
FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

ENGEL JOANNA P AMRHEIN
438 CRESCENT KEY DR
ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

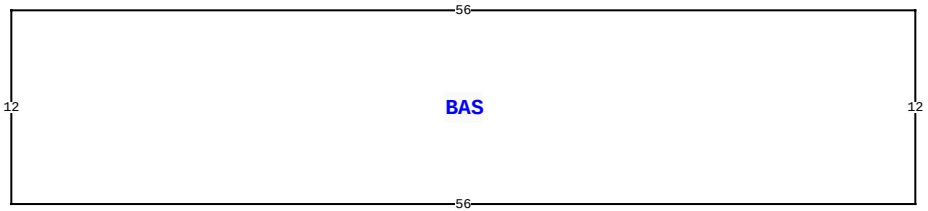
DOR CODE	0128	SFRES/MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,524
TOTALS	672			672	9,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	59.0490	35.43	23,809	1973	1973	0	0	0	60.00	40.00

7 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



108 SE LAKESIDE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,105
TOTAL MARKET OB/XF VALUE	52,820
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	333,925
SOH/AGL Deduction	0
ASSESSED VALUE	333,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,925
TOTAL JUST VALUE	333,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/06/2017 BY DF Total Acres: 3.12 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS

S1/2 OF LAKESIDE DR AS LIES N OF
ALL LAKESIDE DR AS LIES E OF LOT
FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

ENGEL JOANNA P AMRHEIN
438 CRESCENT KEY DR
ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

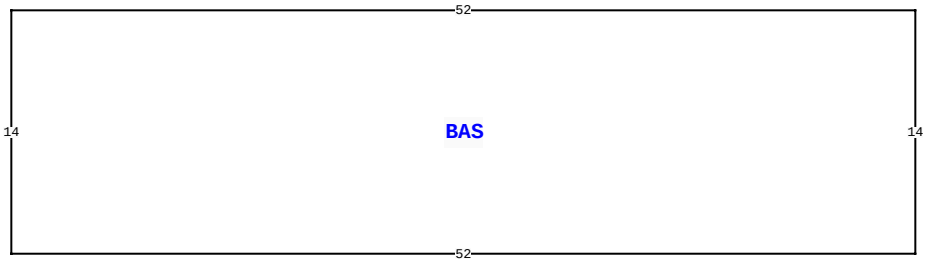
DOR CODE	0128	SFRES/MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	10,317
TOTALS	728			728	10,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	59.0490	35.43	25,793	1973	1973	0	0	0	60.00	40.00

8 MOBILE HME 0% - 0 Heated Area: 728 HX Base Yr



108 SE LAKESIDE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 8 of 9 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,105
TOTAL MARKET OB/XF VALUE	52,820
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	333,925
SOH/AGL Deduction	0
ASSESSED VALUE	333,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,925
TOTAL JUST VALUE	333,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/06/2017 BY DF Total Acres: 3.12 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS

S1/2 OF LAKESIDE DR AS LIES N OF
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FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

ENGEL JOANNA P AMRHEIN
438 CRESCENT KEY DR
ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

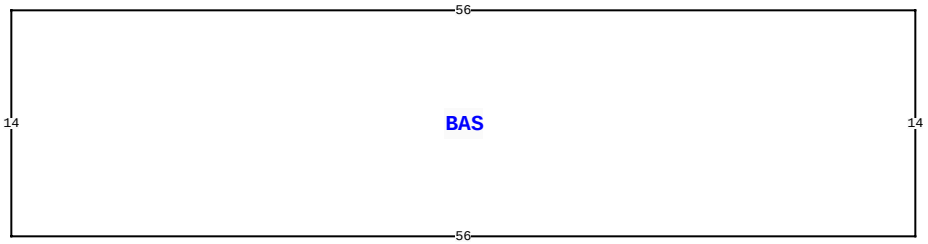
DOR CODE	0128	SFRES/MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	16,445
TOTALS	784			784	16,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	87.3990	52.44	41,113	1975	1975	0	0	0	60.00	40.00

9 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



108 SE LAKESIDE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,105
TOTAL MARKET OB/XF VALUE	52,820
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	333,925
SOH/AGL Deduction	0
ASSESSED VALUE	333,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,925
TOTAL JUST VALUE	333,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/06/2017 BY DF Total Acres: 3.12 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS