LOT 45 ROLLING OAKS S/D.
717-708, 745-603, 768-263, WD 94

PARK ERIC D/PARK WHITNEY L
623 NW ARMADILLO LN
LAKE CITY, FL 32055

2026

09-3S-16-02049-145

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

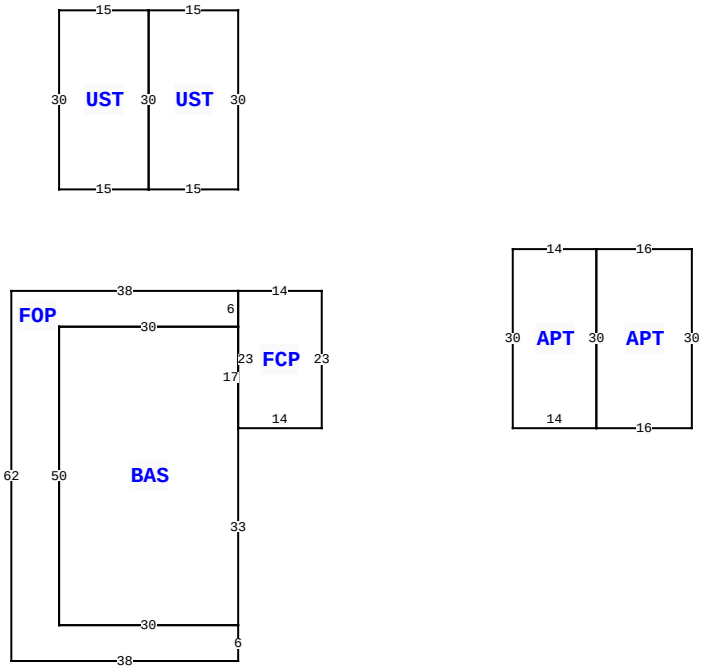
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	420	100		420	21,015
APT	480	100		480	24,017
BAS	1,500	100		1,500	75,053
FCP	322	25		80	4,003
FOP	856	30		257	12,859
UST	450	45		202	10,107
UST	450	45		202	10,107
TOTALS	4,478			3,141	157,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,141	89.3475	100.07	314,320	1995	1995	0	0	15	35.00	50.00

1 SINGLE FAM 100% - 2015 Heated Area: 2400 HX Base Yr 2015



623 NW ARMADILLO LN, 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		157,160
TOTAL MARKET OB/XF VALUE		12,800
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		219,960
SOH/AGL Deduction		59,054
ASSESSED VALUE		160,906
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,184
TOTAL JUST VALUE		219,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9893	SFR	250	06/27/1995
8134	GARAGE	14,000	03/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/2521	6/23/2011	WD	Q	I	01	140,000
GRANTOR: GEORGE M MCINTYRE						
GRANTEE: ERIC D & WHITNEY L						
0944/1715	1/18/2002	WD	P	I	99	110,000
GRANTOR: LINWOOD & CAROLE TRAC						
GRANTEE: TINNA KENNON-MCINTY						

BUILDING NOTES

BUILDING DIMENSIONS

FCP= E14 N23 W14 S23$ BAS= N17 FOP= N6 W38 S62 E38 N6 W30 N50 E30$ W30 S50 E30 N33$ PTR= N40 UST= N30 W15 UST= W15 S30 E15 N30$ S30 E15$ S40$PTR= E60 APT= E16 N30 W16 APT= W14 S30 E14 N30$ S30$ W60$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	10,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,800

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/26/2023 BY KS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS