

LOT 46 ROLLING OAKS S/D.
717-708, 745-603, 768-263, WD 95

KERWIN DOUG/KERWIN DORIS
565 NW ARMADILLO LN
LAKE CITY, FL 32055-8540

2026

09-3S-16-02049-146



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 100 0 100			
Quality	07	07			
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
BAS	1,704	100		1,704	228,571
FGR	600	55		330	44,266
FOP	32	30		10	1,341
FSP	432	40		173	23,206

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,217	127.4130	142.70	316,366	2019	2019	0	0	0	6.00	94.00
1 SINGLE FAM 100% - 2020 Heated Area: 1704 HX Base Yr 2020												
565 NW ARMADILLO LN, LAKE CITY												
						BLD DATE					LGL DATE	04/07/2025 MLU
						XF DATE					LAND DATE	
						INC DATE					AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		297,384	
TOTAL MARKET OB/XF VALUE		51,292	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		398,676	
SOH/AGL Deduction		224,097	
ASSESSED VALUE		174,579	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		123,857	
TOTAL JUST VALUE		398,676	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043172	Storage Building	6,000	11/16/2021
37674	SFR	1,016	01/23/2019
37675	STORAGE	378	01/23/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/1178	5/01/2018	WD	Q	V	01	49,500
GRANTOR: WAYNE A BUTLER & ANN						
GRANTEE: DOUG & DORIS KERWIN						
1214/2364	5/19/2011	WD	Q	V	01	30,000
GRANTOR: GEORGE MCINTYRE						
GRANTEE: WAYNE A BUTLER & AN						

TOTALS		2,768				2,217		297,384		565 NW ARMADILLO LN, LAKE CITY					XF DATE				LAND DATE		04/07/2025		MLU	
EXTRA FEATURES										INC DATE								AG DATE						
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	0166	CONC, PAVMT		0	100	0	0	2,466.00		UT	2.00		2.00		100	2019	2019		3	100	4,932			
2	0031	BARN, MT AE		0	100	30	50	1,500.00		UT	18.00		18.00		100	2019	2019		3	100	27,000			
3	0104	GENERATOR		0	100	0	0	1.00		UT	6,000.00		6,000.00		100	2023	2022			80	4,800			
4	0070	CARPORT UF		0	100	0	0	1.00		UT	5,760.00		5,760.00		100	2023	2022			100	5,760			
5	0260	PAVEMENT - A		0	100	0	0	1.00		UT	7,800.00		7,800.00		100	2023	2022			100	7,800			
6	0169	FENCE/WOOD		0	100	0	0	1.00		UT	1,000.00		1,000.00		100	2023	2022			100	1,000			

LAND DESCRIPTION				TOTAL OB/XF												51,292											
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			
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										