COMM SW COR OF W1/2 OF W1/2 OF S
SE1/4, RUN E 336.77 FT, N 125 FT
RUN W 352.18 FT TO A PT OF A CUR

LEDDY WILLIAM JOHN/HODGES BRANDY MARIE
296 NE ERIK WAY
LAKE CITY, FL 32055-6237

2026

10-3S-18-10269-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

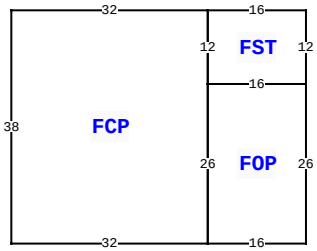
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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 05
NEIGHBORHOOD/LOC	10318.010	1.00/

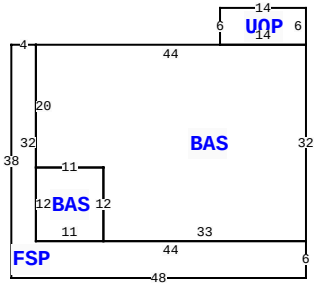
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100		132	12,135
BAS	1,276	100		1,276	117,306
FCP	1,216	25		304	27,948
FOP	416	30		125	11,492
FSP	416	40		166	15,261
FST	192	55		106	9,745
UOP	84	20		17	1,563
TOTALS	3,732			2,126	195,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,126	109.6100	133.72	284,289	1981	2000	0	0	0	31.25	68.75

1 SFR PILING 100% - 2022 Heated Area: 1408 HX Base Yr 2022





296 NE ERIK WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,449
TOTAL MARKET OB/XF VALUE		10,030
TOTAL LAND VALUE - MARKET		8,184
TOTAL MARKET VALUE		213,663
SOH/AGL Deduction		29,881
ASSESSED VALUE		183,782
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,060
TOTAL JUST VALUE		213,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1456/292	12/30/2021	WD	Q	I	01	206,000
GRANTOR: BLAKLEY DAVID KEVIN						
GRANTEE: LEDDY WILLIAM JOHN						
1243/2703	11/01/2012	WD	Q	I	01	108,800
GRANTOR: GREGORY SCOTT JOYCE						
GRANTEE: DAVID KEVIN BLAKLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FSP= W4 S38 E48 N6 W44 N32$ S20 BAS= S12 E11 N12W11$ E11 S12 E33 N32$ PTR=N30 FOP= N26 FST= N12 W16 S12 E16$ W16 FCP= N12 W32 S38 E32N26$ S26 E16$ S30$ UOP= N6 W14 S6 E14$.

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	0080	DECKING	0	100	0	0	1.00	UT	3,500.00	3,500.00	60	0	0	3	60	2,100	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	30	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	1,000.00	100	2012	2012	3	100	1,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	100	2,000	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
8	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
10	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

TOTAL OB/XF 8,030

LAND DESCRIPTION

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	0.88	AC		1.00	1.00	1.00	9,300.00	9,300.00	8,184							

REVIEW DATE 01/10/2022 BY CP Total Acres: 0.88 Total Land Value: 8,184 Market: 0 Agricultural: 0 Common: 8,184 PRINTED 11/19/2025 BY SYS

COMM SW COR OF W1/2 OF W1/2 OF S
SE1/4, RUN E 336.77 FT, N 125 FT
RUN W 352.18 FT TO A PT OF A CUR

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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

REVIEW DATE 01/10/2022 BY CP Total Acres: 0.88 Total Land Value: 8,184 Market: 0 Agricultural: 0 Common: 8,184 PRINTED 11/19/2025 BY SYS