COMM SE COR OF NE1/4 OF SW1/4
RUN N 1044.93 FT, W 567.60 FT,
S 30 FT FOR POB, CONT S 295.10

GRIFFIN LANCE E
478 SE DELLA WILLIAMS GLN
LAKE CITY, FL 32025

2025

11-4S-17-08319-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

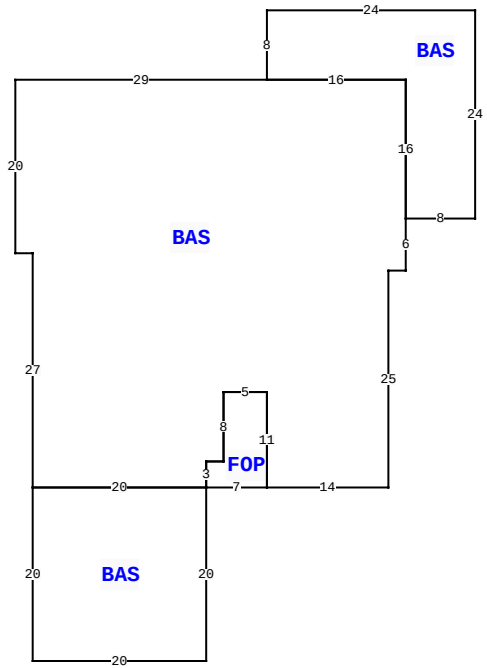
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	39,359
BAS	400	100		400	49,198
BAS	1,950	100		1,950	239,840
FOP	61	30		18	2,214
TOTALS	2,731			2,688	330,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,688	119.3640	133.69	359,359	1993	2016	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2670 HX Base Yr 2018



478 SE DELLA WILLIAMS GLN, 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		330,610
TOTAL MARKET OB/XF VALUE		13,254
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		371,864
SOH/AGL Deduction		132,593
ASSESSED VALUE		239,271
TOTAL EXEMPTION VALUE	HX HB 13	239,271
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		371,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1028	6/08/2017	WD	Q	I	01	285,000
GRANTOR: WILLIAM R TALMADGE						
GRANTEE: LANCE E GRIFFIN						
1306/0675	12/17/2015	WD	Q	I	01	127,200
GRANTOR: RHONDA MCCORMICK ETAL						
GRANTEE: WILLIAM R TALMADGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S20 E2 S27 BAS= S20E20N20 W20$ E20 FOP= E7 N11 W5 S8 W2 S3$ N3 E2 N8 E5 S11 E14 N25 E2 N6 BAS= E8 N24 W24 S8 E16 S16$ N16 W16$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	811.00	UT	1.25	1.25	100	0	0	3	100	1,014	
3	0031	BARN,MT AE	0	100	0	0	1,024.00	UT	10.00	10.00	100	2016	2016	3	100	10,240	

LAND DESCRIPTION

TOTAL OB/XF 13,254

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 04/12/2017 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 06/20/2025 BY SYS