LOT 1 GLENWOOD UNIT 2.

765-1936, WD 1043-1821, WD 1072-

LYNCH ROBERT/LYNCH MERIENNE
206 SE SANDIA WAY
LAKE CITY, FL 32025

2026

15-4S-17-08382-066

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

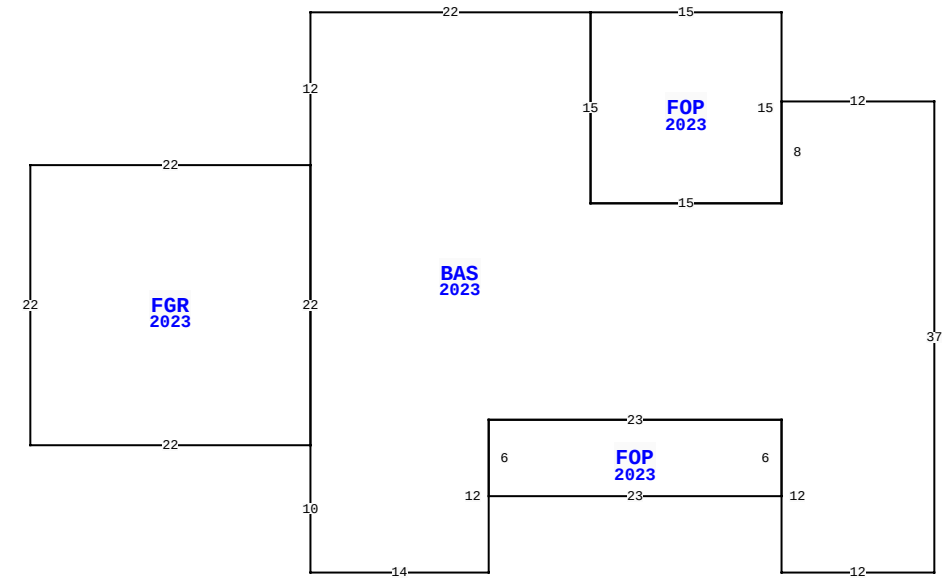
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,571	100	2023	1,571	213,738
FGR	484	55	2023	266	36,190
FOP	138	30	2023	41	5,578
FOP	225	30	2023	68	9,252
TOTALS	2,418			1,946	264,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,946	125.2350	140.26	272,946	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1571 HX Base Yr 2023



206 SE SANDIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		264,758
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		13,875
TOTAL MARKET VALUE		280,313
SOH/AGL Deduction		32,562
ASSESSED VALUE		247,751
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,029
TOTAL JUST VALUE		280,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042440	New Residential C	128,000	07/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/1273	11/30/2022	WD	Q	I	01	310,000
GRANTOR: MIKE TODD CONSTRUCTIO						
GRANTEE: LYNCH ROBERT						
1480/1270	11/28/2022	QC	U	V	11	100
GRANTOR: TODD FRANK A III						
GRANTEE: MIKE TODD CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=108,9] W12 S8 W15 N15 W22 S12 S22 S10 E14 N12 E23 S12 E12 N37 $
FGR=[YR=2023;ORIG=37,14] E22 S22 W22 N22 $
FOP=[YR=2023;ORIG=81,2] E15 S15 W15 N15 $
FOP=[YR=2023;ORIG=73,34] E23 S6 W23 N6 $
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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	0166	CONC,PAVMT	0	100	0	0	560.00	UT	3.00	3.00	100	2023	2022		100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	13,875							

REVIEW DATE 12/22/2022 BY HC Total Acres: 0.56 Total Land Value: 13,875 Market: 0 Agricultural: 0 Common: 13,875 PRINTED 11/07/2025 BY SYS