

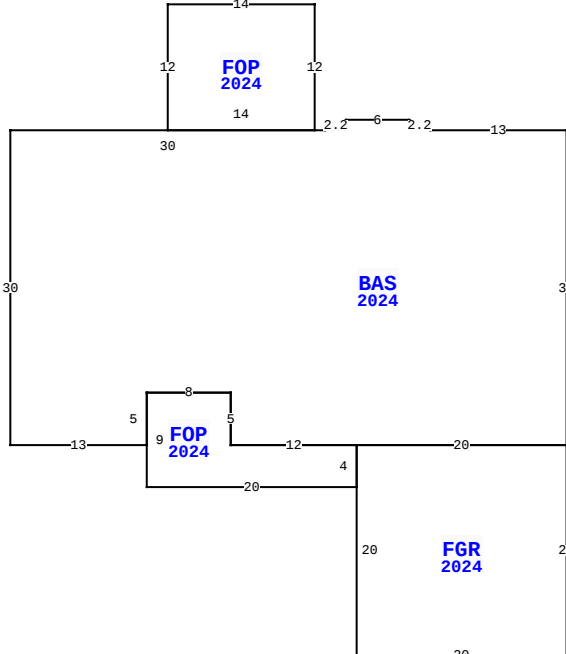
LOT 5 CROSSWINDS S/D PHASE 1.
WD 1086-47, QC 1146-1448, QC 115

PLUMMER JAMES B/PLUMMER YVONNE ELIZABETH WILLARD
118 SW ERSKINE CT
LAKE CITY, FL 32025

2026

24-4S-16-03117-105

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	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	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,558	100
FGR	400	55
FOP	120	30
FOP	168	30
TOTALS	2,246	1,864

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,864	119.5425	133.89	249,571	2023	2023	0	0	0	2.00	98.00
1 SINGLE FAM			100% - 2025		Heated Area: 1558			HX Base Yr 2025				
												
TOTALS		2,246		1,864	244,580							

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		244,580	
TOTAL MARKET OB/XF VALUE		2,060	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		281,640	
SOH/AGL Deduction		0	
ASSESSED VALUE		281,640	
TOTAL EXEMPTION VALUE		HX HB VX	
BASE TAXABLE VALUE		225,918	
TOTAL JUST VALUE		281,640	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		284,135	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053533	Storage Building	20,000	07/07/2025
000046856	New Residential C	200,000	03/29/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/2568	11/29/2023	WD	Q	I	01	352,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: PLUMMER JAMES B						
1493/1448	6/21/2023	WD	Q	V	03	30,000
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: TRENT GIEBEIG CONST						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	100	0	0			420.00	UT	3.00	
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	800.00	
TOTALS												

BUILDING NOTES												
BAS=[YR=2024;ORIG=70,11] W13 U1L2 W6 D1L2 W30 S30 E13 N5 E8												
S5 E12 E20 N30 \$												
FGR=[YR=2024;ORIG=50,41] E20 S20 W20 N20 \$												
FOP=[YR=2024;ORIG=32,-1] E14 S12 W14 N12 \$												
FOP=[YR=2024;ORIG=38,36] W8 S9 E20 N4 W12 N5 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100					1.00	LT		1.00
TOTAL OB/XF 2,060												
TOTAL ADJ 1.00												
UNIT PRICE 35,000.00												
ADJ UNIT PRICE 35,000.00												
LAND VALUE 35,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSVR												