LOT 38 BLOCK A COUNTRY LANE ESTA
ORB 770-954, 835-259,

WILLIAMS ERMAGENE J
7520 NW US HWY 41
LAKE CITY, FL 32055

2026

27-2S-16-01770-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

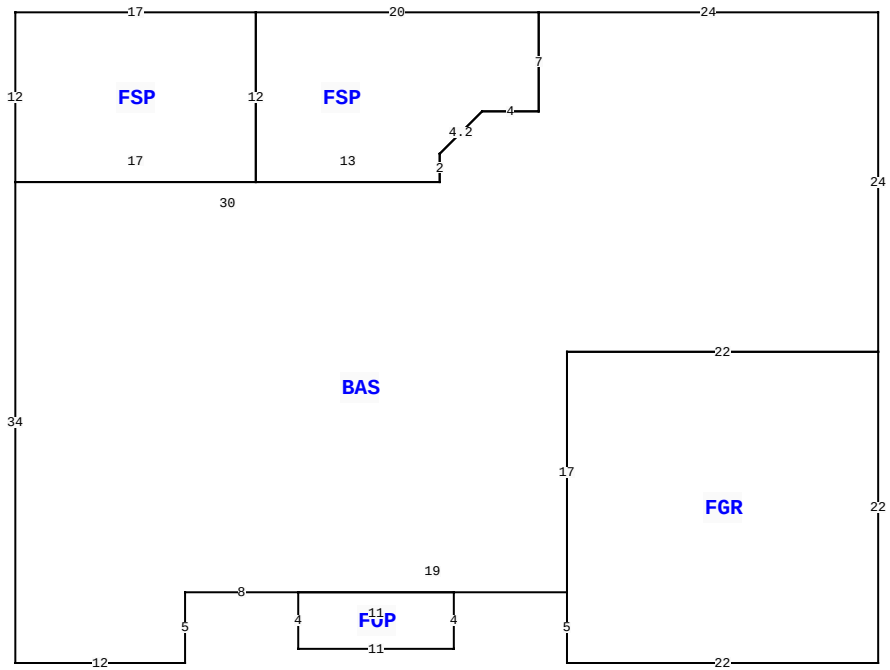
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	27216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100		1,774	183,335
FGR	484	55		266	27,490
FOP	44	30		13	1,343
FSP	204	40		82	8,474
FSP	210	40		84	8,681
TOTALS	2,716			2,219	229,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	134.7093	150.87	334,781	2004	2004	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2005 Heated Area: 1774 HX Base Yr 2005



7520 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,325
TOTAL MARKET OB/XF VALUE		6,412
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		273,987
SOH/AGL Deduction		86,630
ASSESSED VALUE		187,357
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,635
TOTAL JUST VALUE		273,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,009

SALE:2:1: LOT 38 BLK A COUNTRY LANE ESTATES

SALE:1:1: LOT 38 BLK A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042245	Roof Replacement	11,000	06/30/2021
21067	SFR	312	09/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0835/0259	2/19/1997	WD	Q	V		14,000
GRANTOR: GARY SABBAG						
GRANTEE: ERMAGENE J WILLIAMS						
0770/0954	12/15/1992	WD	Q	V		13,500
GRANTOR: ROGERS-WOODLAND						
GRANTEE: GARY SABBAG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W20 FSP= W17 S12 E17 N12$ S12 E13 N2 R3 U3 E4 N7$ S7 W4 D3 L3 S2 W30 S34 E12 N5 E8 FOP= S4 E11 N4 W11$ E19 FGR= S5 E22 N22 W22 S17$ N17 E22 N24$.

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	564.00	UT	2.00	2.00	100	2004	2004	3	100	1,128	
2	0294	SHED WOOD/	0	100	16	16	256.00	UT	14.00	14.00	100	2008	2008	3	100	3,584	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,412

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	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 5.01 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 11/18/2025 BY SYS