LOT 73 EASTSIDE VILLAGE S/D.

716-033, 735-103, 797-1303, 872-

ERVIN NANCY S
215 SE JENESE WAY
LAKE CITY, FL 32025

2025

34-3S-17-07018-173

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

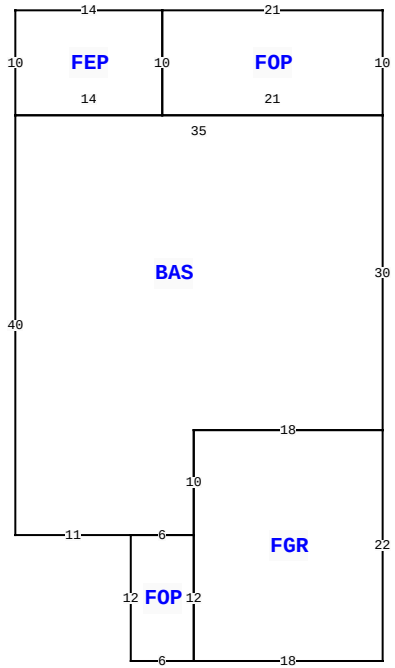
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100		1,220	98,744
FEP	140	80		112	9,065
FGR	396	55		218	17,644
FOP	72	30		22	1,780
FOP	210	30		63	5,099
TOTALS	2,038			1,635	132,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,635	111.1800	124.52	203,590	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1220 HX Base Yr 2008



215 SE JENESE 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		132,334
TOTAL MARKET OB/XF VALUE		804
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		155,638
SOH/AGL Deduction		100,342
ASSESSED VALUE		55,296
TOTAL EXEMPTION VALUE	HX HB WX	35,296
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		155,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1482/988	1/04/2023	LE	U	I	14	100
GRANTOR: ERVIN NANCY S						
GRANTEE: ERVIN NANCY S (ENH						
1109/0320	1/25/2007	WD	Q	I	01	119,000
GRANTOR: BARBARA J PERT						
GRANTEE: DAN W & NANCY S ERV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S40 E11 FOP= S12 E6N12 W6$ E6 FGR= S12 E18 N22 W18 S10$ N10 E18 N30$ FOP= N10 W21 FEP= W14 S10 E14 N10$ S10 E21$.

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	14	41	574.00	UT	1.40	1.40	100	0	0	3	100	804	

LAND DESCRIPTION

TOTAL OB/XF 804

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/13/2025 BY SYS