E DIV: LOT 47 & LOT 9 AS LIES
N OF LOT 47 LAKE VIEW S/D.
WD 1336-1962, WD 1371-953, WD

KENDALL JACOB JOHN/KENDALL-OSTERLUND ELISABET ANN
557 NE LAKE DR
LAKE CITY, FL 32055

2027

00-00-00-13175-000

BUILDING CHARACTERISTICS

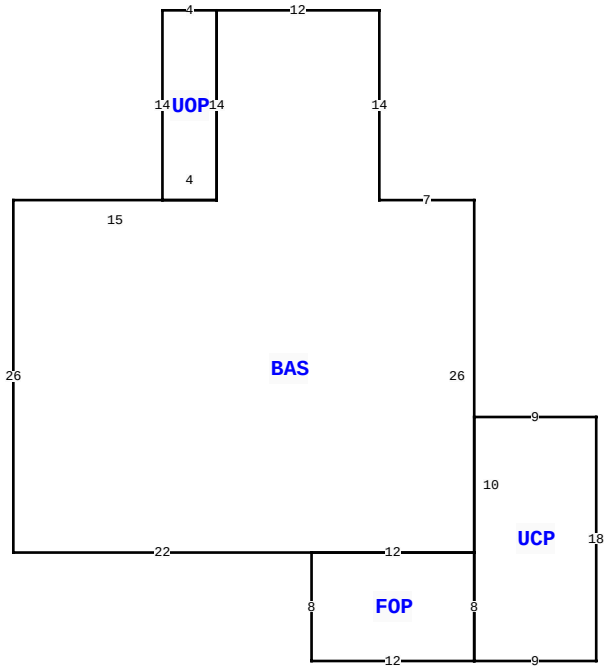
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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		32317.130 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,052	100		1,052	88,859
FOP	96	30		29	2,450
UCP	162	20		32	2,703
UOP	56	20		11	929
TOTALS	1,366			1,124	94,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,124	111.6900	122.86	138,095	1950	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2021 Heated Area: 1052 HX Base Yr 2021



557 NE LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	94,940
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,750
TOTAL MARKET VALUE	107,690
SOH/AGL Deduction	21,720
ASSESSED VALUE	85,970
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	34,559
TOTAL JUST VALUE	107,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1060	1/21/2020	WD	Q	I	01	79,900
GRANTOR: FIR LANE HOLDINGS LLC						
GRANTEE: JACOB J & ELISABET						
1371/0953	10/17/2018	WD	Q	I	01	52,000
GRANTOR: ROSS BROTHERS REAL ES						
GRANTEE: FIR LANE HOLDINGS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N14 W12 UOP= W4 S14 E4 N14$ S14 W15 S26 E22 FOP= S8 E12 N8 W12$ E12 UCP= S8 E9N18 W9 S10$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	-350.00	170.00	8,500.00	SF		1.00	1.00	1.00	1.50	1.50	12,750							

REVIEW DATE 10/21/2016 BY DF Total Acres: 0.20 Total Land Value: 12,750 Market: 0 Agricultural: 0 Common: 12,750 PRINTED 11/17/2026 BY SYS