E DIV: E1/2 OF W1/2 OF BLOCK 260
W1/2 OF W1/2 OF SAID BLOCK 260 &
OF SAID BLOCK 260, E 52.31 FT FO

ERKINGER MATTHEW A SR/ERKINGER KELLY G
222 SW JEWEL CT
FORT WHITE, FL 32038

2026

00-00-00-13244-000

BUILDING CHARACTERISTICS

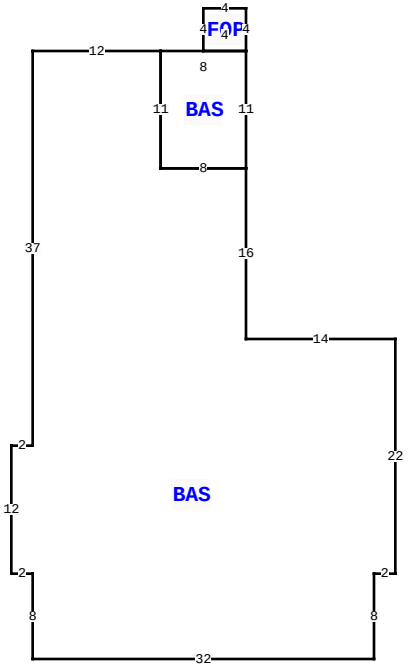
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Common Wall		9 100
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	0117	SFRES/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	6,117
BAS	1,480	100		1,480	102,866
FOP	16	30		5	348
TOTALS	1,584			1,573	109,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,573	95.4720	106.93	168,201	1900	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1568 HX Base Yr



249 SE SAINT JOHNS ST, 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
1	0166	CONC,PAVMT	0	0	13	29	377.00	UT	2.00	2.00	100	2003	2003	3	100	754	
2	0070	CARPORT UF	0	0	12	25	300.00	UT	3.00	3.00	100	2003	2003	3	100	900	
3	0169	FENCE/WOOD	0	0	0	0	216.00	UT	7.50	7.50	60	2003	2003	3	60	972	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	174,178
TOTAL MARKET OB/XF VALUE	2,626
TOTAL LAND VALUE - MARKET	15,599
TOTAL MARKET VALUE	192,403
SOH/AGL Deduction	0
ASSESSED VALUE	192,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,403
TOTAL JUST VALUE	192,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-200	NEW METAL ROOF		11/28/2023
1763	ADDN SFR	75	11/15/2011
2472	ADDN SFR	25	09/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1715	4/04/2025	LE	U	I	14	100
GRANTOR: ERKINGER MATTHEW A SR						
GRANTEE: ERKINGER MATTHEW A						
1523/2027	9/13/2024	LE	U	I	14	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S37 W2 S12 E2 S8 E32N8 E2 N22 W14 N16 BAS= N11 FOP= N4 W4 S4 E4$ W8 S11 E8$ W8 N11$.

LAND DESCRIPTION

TOTAL OB/XF 2,626

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	0		00	0.00	0.00	5,000.00	SF		1.00	1.00	1.00	1.50	1.50	7,500							
2	1700	C	1STORY OFF	0			0.00	0.00	5,000.00	SF		1.00	1.00	1.00	1.50	1.50	7,500							
3	0000	C	VAC RES	0			0.00	0.00	399.49	SF		1.00	1.00	1.00	1.50	1.50	599							

REVIEW DATE 03/16/2020 BY ME Total Acres: 0.24 Total Land Value: 15,599 Market: 0 Agricultural: 0 Common: 15,599 PRINTED 06/23/2026 BY SYS

E DIV: E1/2 OF W1/2 OF BLOCK 260
W1/2 OF W1/2 OF SAID BLOCK 260 &
OF SAID BLOCK 260, E 52.31 FT FO

ERKINGER MATTHEW A SR/ERKINGER KELLY G
222 SW JEWEL CT
FORT WHITE, FL 32038

2026

00-00-00-13244-000

BUILDING CHARACTERISTICS

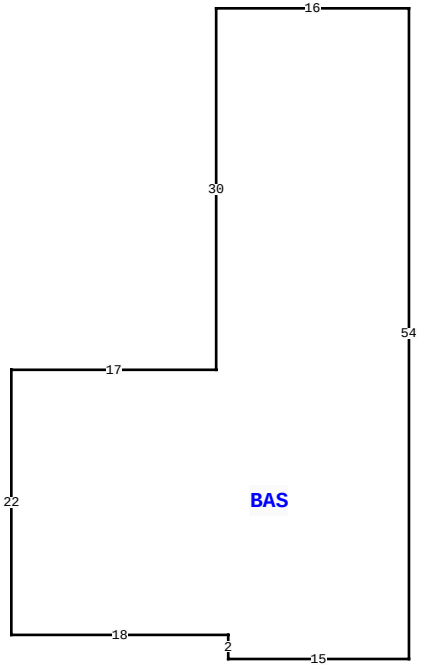
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Common Wall		10 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0117	SFRES/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100		1,236	64,847
TOTALS	1,236			1,236	64,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,236	97.1250	71.87	88,831	2003	2003	0	0	0	27.00	73.00

2 OFFICE LOW 0% - 2022 Heated Area: 1236 HX Base Yr



249 SE SAINT JOHNS ST, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 1

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ASSESSED VALUE	192,403
TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	192,403
NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: ERKINGER MATTHEW A						
1523/2027	9/13/2024	LE	U	I	14	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S30 W17 S22 E18 S2 E15 N54$.

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

REVIEW DATE 03/16/2020 BY ME Total Acres: 0.24 Total Land Value: 15,599 Market: 0 Agricultural: 0 Common: 15,599 PRINTED 06/23/2026 BY SYS