S DIV: LOTS 20 & 21 LESLIE'S S/D
499-672, 753-2069, 758-1764, QC

EPPERSON JERRY J/EPPERSON JEREMY
531 S E PENNSYLVANIA ST
LAKE CITY, FL 32025

2027

00-00-00-13685-000

BUILDING CHARACTERISTICS

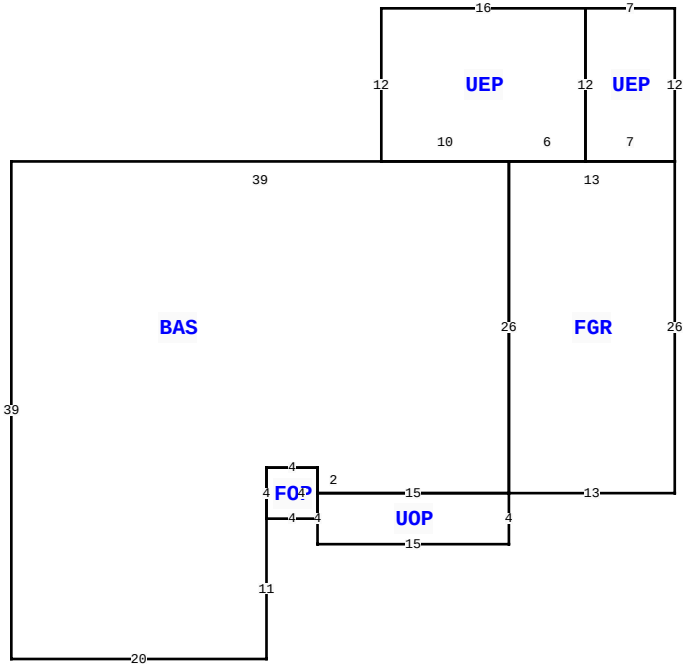
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100		1,266	93,443
FGR	338	55		186	13,729
FOP	16	30		5	369
UEP	84	60		50	3,691
UEP	192	60		115	8,488
UOP	60	20		12	886
TOTALS	1,956			1,634	120,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,634	122.0000	134.20	219,283	1980	1980	0	10	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1266 HX Base Yr



531 SE PENNSYLVANIA 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		120,606
TOTAL MARKET OB/XF VALUE		2,150
TOTAL LAND VALUE - MARKET		18,172
TOTAL MARKET VALUE		140,928
SOH/AGL Deduction		51,542
ASSESSED VALUE		89,386
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		37,975
TOTAL JUST VALUE		140,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,120

SALE:2:1: LOT 20 & 21 LESLIE S/D

SALE:1:1: LOTS 20 & 21 LESLIE S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044157	Roof Replacement	6,000	04/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1125	8/02/2019	QC	U	I	30	0
GRANTOR: JERRY EPPERSON						
GRANTEE: JERRY EPPERSON & JE						
0758/1764	4/07/1992	WD	Q	I		40,000
GRANTOR: SAMUEL WHITLOW						
GRANTEE: JERRY EPPERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S39 E20 N11 FOP= E4 N4W4 S4$ N4 E4 S2 UOP= S4 E15 N4 W15$ E15 FGR= E13 N26 W13 S26$ N26 UEP= E6 UEP= E7 N12 W7 S12$ N12 W16 S12 E10$ W39$.

LAND DESCRIPTION

TOTAL OB/XF 2,150

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		RO	110.00	165.00	16,826.00	SF		1.00	1.00	1.08	1.00	1.08	18,172							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.39 Total Land Value: 18,172 Market: 0 Agricultural: 0 Common: 18,172 PRINTED 11/17/2026 BY SYS