COMM NW COR OF NW1/4, RUN E
644.25 FT, S 24.88 FT TO S
R/W LITTLE RD FOR POB, CONT S

LAMMERS KYLE
123 SW SOUTHWOOD WAY
LAKE CITY, FL 32024

2026

01-5S-16-03399-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

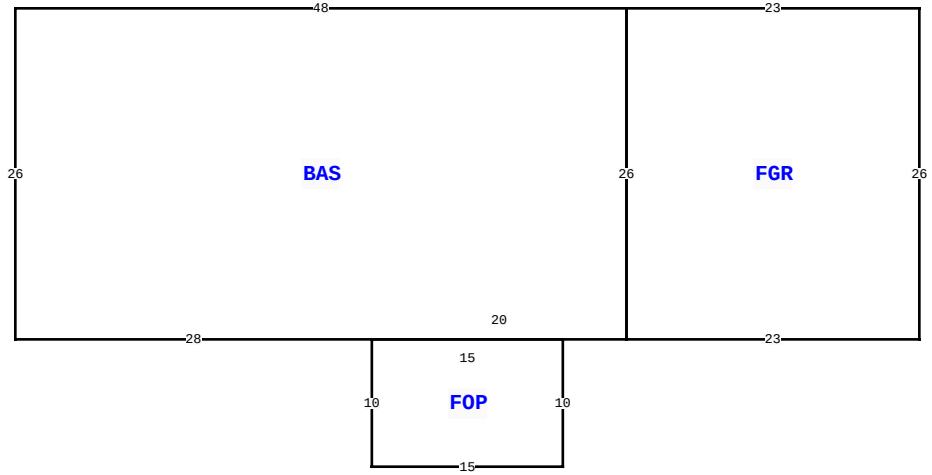
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	8416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	104,183
FGR	598	55		329	27,464
FOP	150	30		45	3,756
TOTALS	1,996			1,622	135,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	112.6620	128.43	208,313	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1248 HX Base Yr 2017



123 SW SOUTHWOOD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,403
TOTAL MARKET OB/XF VALUE		4,110
TOTAL LAND VALUE - MARKET		12,048
TOTAL MARKET VALUE		151,561
SOH/AGL Deduction		60,704
ASSESSED VALUE		90,857
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,446
TOTAL JUST VALUE		151,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,437

LAND:1:1: 0.52 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051800	Roof Replacement	16,300	12/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/0101	12/26/2014	WD	U	I	38	77,000
GRANTOR: DANIEL & ANNA RAINBOL						
GRANTEE: KYLE LAMMERS (SINGL						
1183/0357	10/19/2009	WD	U	I	30	148,000
GRANTOR: LYNDON RAINBOLT						
GRANTEE: DANIEL & ANNA RAINB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E28 FOP= S10 E15 N10 W15$ E20 FGR= E23 N26W23 S26$ N26$.

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	200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
5	0166	CONC,PAVMT	0	100	72	5	360.00	UT	2.25	2.25	100	2009	2009	3	100	810	

LAND DESCRIPTION

TOTAL OB/XF 4,110

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-	2175.00	125.00	0.50	AC		1.00	1.00	1.50	16,000.00	24,000.00	12,048							

REVIEW DATE 01/12/2026 BY KS Total Acres: 0.50 Total Land Value: 12,048 Market: 0 Agricultural: 0 Common: 12,048 PRINTED 05/13/2026 BY SYS