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

**2027**

**01-5S-16-03399-002**

## 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

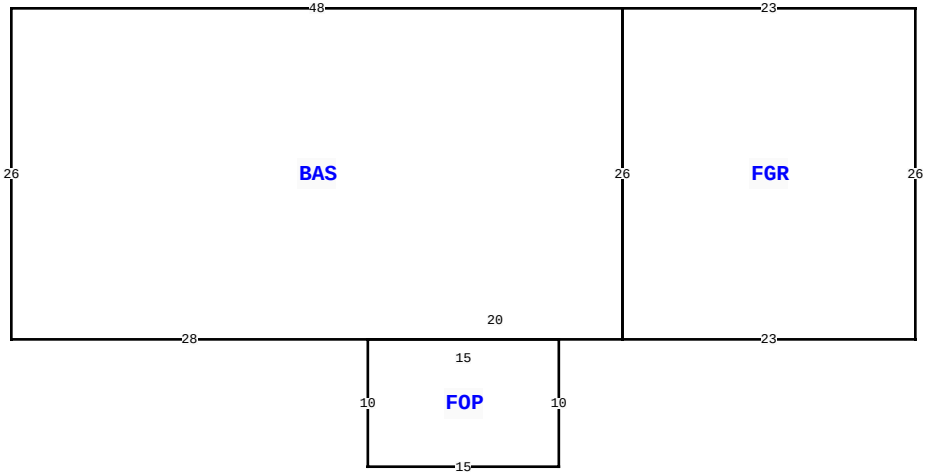
NEIGHBORHOOD/LOC 8416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | | 1,248 | 100,532 |
| FGR | 598 | 55 | | 329 | 26,502 |
| FOP | 150 | 30 | | 45 | 3,625 |
| TOTALS | 1,996 | | | 1,622 | 130,659 |

## 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 | 123.93 | 201,014 | 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

## 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 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 130,659 |
| TOTAL MARKET OB/XF VALUE | 4,110 |
| TOTAL LAND VALUE - MARKET | 12,048 |
| TOTAL MARKET VALUE | 146,817 |
| SOH/AGL Deduction | 53,234 |
| ASSESSED VALUE | 93,583 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 42,172 |
| TOTAL JUST VALUE | 146,817 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 149,190 |

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$.

## 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-2 | 175.00 | 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 11/17/2026 BY SYS