LOT 10 BLOCK B SOUTHWOOD MEADOWS
809-463, WD 1071-919, CT 1386-21

DWAN JOSEPH A/BREWTON JESSICA L
398 SW ERIN GLN
LAKE CITY, FL 32024

2027

01-5S-16-03405-260

BUILDING CHARACTERISTICS

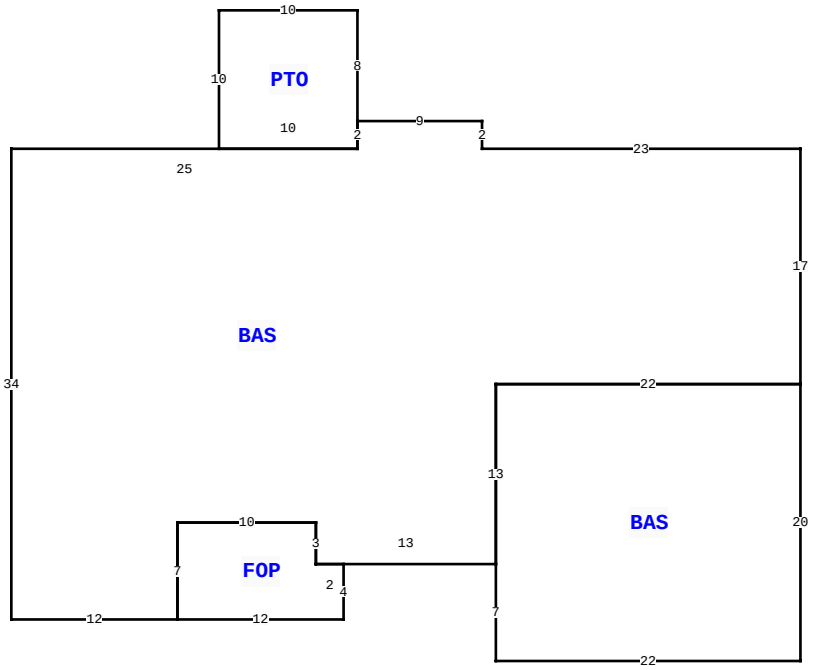
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	50,680
BAS	1,460	100		1,460	168,164
FOP	78	30		23	2,649
PTO	100	5		5	576
TOTALS	2,078			1,928	222,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	113.2016	124.52	240,075	1995	2019	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2021 Heated Area: 1900 HX Base Yr 2021



398 SW ERIN GLN, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,069
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		254,549
SOH/AGL Deduction		29,341
ASSESSED VALUE		225,208
TOTAL EXEMPTION VALUE	HX HB 13	225,208
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		254,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042445	Remodel	21,557	08/15/2022
9990	SFR	265	07/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/175	11/19/2020	WD	Q	I	01	225,000
GRANTOR: LAS HOLDING LLC						
GRANTEE: DWAN JOSEPH A						
1386/2134	6/17/2019	CT	U	I	18	95,000
GRANTOR: CLERK OF COURT						
GRANTEE: LAS HOLDING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N2 W9 PTO= N8 W10 S10 E10N2$ S2 W25 S34 E12 FOP= E12 N4 W2 N3 W10 S7$ N7 E10 S3 E13 BAS= S7 E22 N20 W22 S13$ N13 E22 N17$.

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	2009	2009	3	100	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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-1	0.00	349.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 1.16 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS