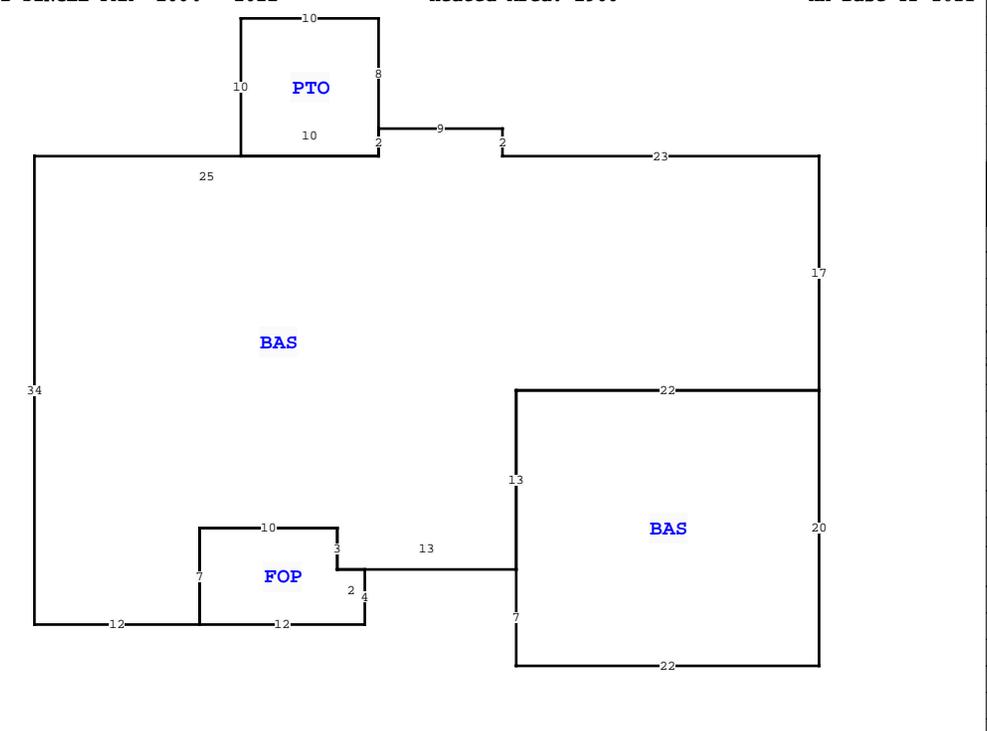


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	129.05	248,808	1995	2019	0	0	0	7.50	92.50



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
06	06	0100	SINGLE FAMILY	1516.0400	1.00/	01	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	440	100		440	52,523		
BAS	1,460	100		1,460	174,282		
FOP	78	30		23	2,745		
PTO	100	5		5	597		
TOTALS	2,078			1,928	230,147		

398 SW ERIN GLN, LAKE CITY

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

EXTRA FEATURES																
L N	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	1.00	UT	0.00	0.00	100	2009	2009	3	100	480	

TOTAL OB/XF													480				
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LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY																								
VALUATION BY															STANDARD									
Tax Group: 3															Tax Dist:									
BUILDING MARKET VALUE															230,147									
TOTAL MARKET OB/XF VALUE															480									
TOTAL LAND VALUE - MARKET															32,000									
TOTAL MARKET VALUE															262,627									
SOH/AGL Deduction															43,978									
ASSESSED VALUE															218,649									
TOTAL EXEMPTION VALUE															HX HB 13 218,649									
BASE TAXABLE VALUE															0									
TOTAL JUST VALUE															262,627									
NCON VALUE															0									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															259,653									

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												
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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\$.												