LOT 15 BLOCK B SOUTHWOOD MEADOWS
783-1269,1271, 852-374, WD 1450-

KERSCH JAMES ADAM/KERSCH EMILY FRANCES
286 SW ERIN GLN
LAKE CITY, FL 32024

2026

01-5S-16-03405-265

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

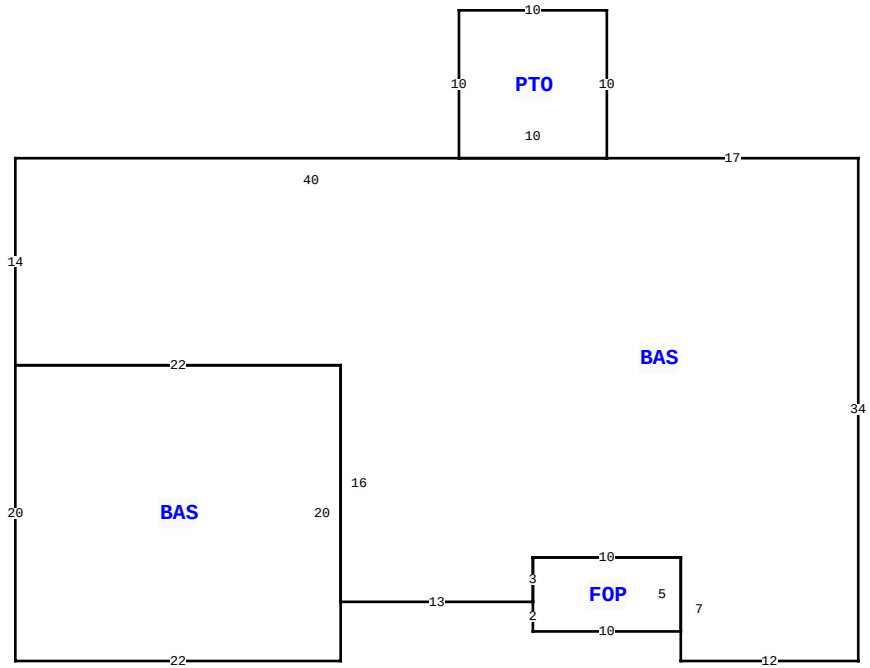
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
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	66,825
BAS	1,376	100		1,376	208,980
FOP	50	30		15	2,278
PTO	100	5		5	759
TOTALS	1,966			1,836	278,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	140.6020	160.29	294,292	1993	2020	0	0	0	5.25	94.75

1 SINGLE FAM 100% - 2025 Heated Area: 1816 HX Base Yr 2025



286 SW ERIN GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		278,842
TOTAL MARKET OB/XF VALUE		7,550
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		318,392
SOH/AGL Deduction		0
ASSESSED VALUE		318,392
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		266,981
TOTAL JUST VALUE		318,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,522

SALE:3:1: CONTRACTOR TO CONTRACTOR

SALE:2:1: LOT 15 BLK B SOUTHWOOD MEADOWS UNIT 2

LAND:1:1: 1.00 AC.

SALE:1:1: LOT 15 BLK B SOUTHWOOD MEADOWS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/1013	10/18/2021	WD	Q	I	01	310,000
GRANTOR: FITZHUGH GABREAL A &						
GRANTEE: KERSCH JAMES ADAM						
0852/0374	1/21/1998	WD	Q	I		79,900
GRANTOR: LAVERDUE						
GRANTEE: FITZHUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 W40 S14 E22 S16 E13 N3 E10 S7 E12 N34 $
BAS=[DPR_YEAR=2021;ORIG=-57,14] S20 E22 N20 W22 $
PTO=[ORIG=-17,0] N10 W10 S10 E10 $
FOP=[ORIG=-22,30] S2 E10 N5 W10 S3 $
.

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	576.00	UT	1.40	1.40	100	0	0	3	100	806	
2	0169	FENCE/WOOD	0	100	0	0	368.00	UT	10.50	10.50	100	2009	2009	3	100	3,864	
3	0294	SHED WOOD/	0	100	24	12	288.00	UT	10.00	10.00	100	2022	2021		100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 7,550

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-	1145.00	302.00	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: 1.01 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 05/08/2026 BY SYS