LOT 16 BLOCK B SOUTHWOOD MEADOWS
894-516, 965-549, WD 1374-625, W

HILL TACHEAL S/BRYANT RYAN
264 SW ERIN GLN
LAKE CITY, FL 32024

2027

01-5S-16-03405-266

BUILDING CHARACTERISTICS

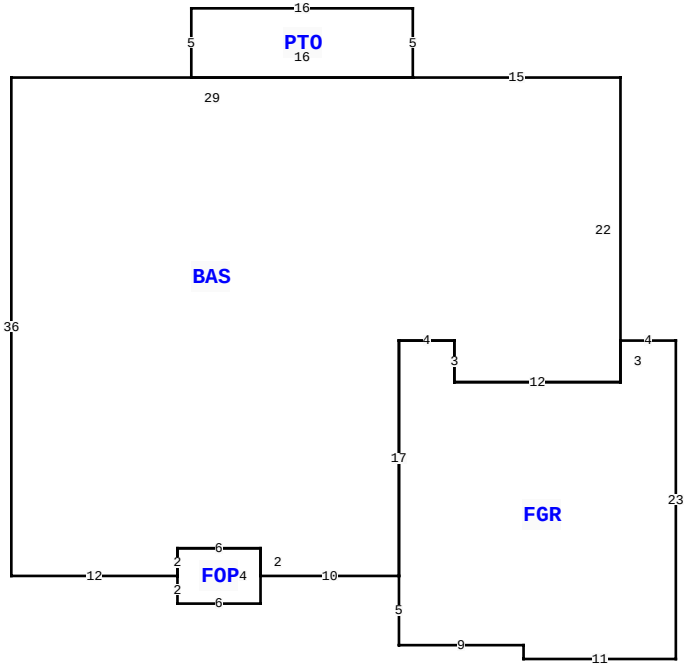
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,336	100		1,336	178,256
FGR	415	55		228	30,421
FOP	24	30		7	934
PTO	80	5		4	533
TOTALS	1,855			1,575	210,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	137.8377	151.62	238,802	2003	2017	0	0	0	12.00	88.00

1 SINGLE FAM 0% - 2021 Heated Area: 1336 HX Base Yr



264 SW ERIN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	210,146
TOTAL MARKET OB/XF VALUE	8,359
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	250,505
SOH/AGL Deduction	0
ASSESSED VALUE	250,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,505
TOTAL JUST VALUE	250,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20460	SFR	247	02/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/0155	3/31/2020	WD	Q	I	01	187,000
GRANTOR: MARA DEONNE SMITH						
GRANTEE: BRYANT RYAN						
1374/0625	12/07/2018	WD	Q	I	01	174,000
GRANTOR: DAVID C & BECKY KAMPM						
GRANTEE: MARA DEONNE SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N5 W16 S5 E16$ W29 S36 E12 FOP= S2 E6 N4 W6 S2$ N2 E6 S2 E10 FGR= S5 E9 S1 E11 N23 W4 S3 W12 N3 W4 S17$ N17 E4 S3 E12 N22$.

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	0	0	0	538.00	UT	2.00	2.00	100	2003	2003	3	100	1,076	
2	0166	CONC,PAVMT	0	0	0	0	2,348.00	UT	2.25	2.25	100	2009	2009	3	100	5,283	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,359

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	0		RSF-1	145.00	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 11/17/2026 BY SYS