

LOT 18 BLOCK B SOUTHWOOD MEADOWS  
855-1030, 856-1169, 868-1212, FJ

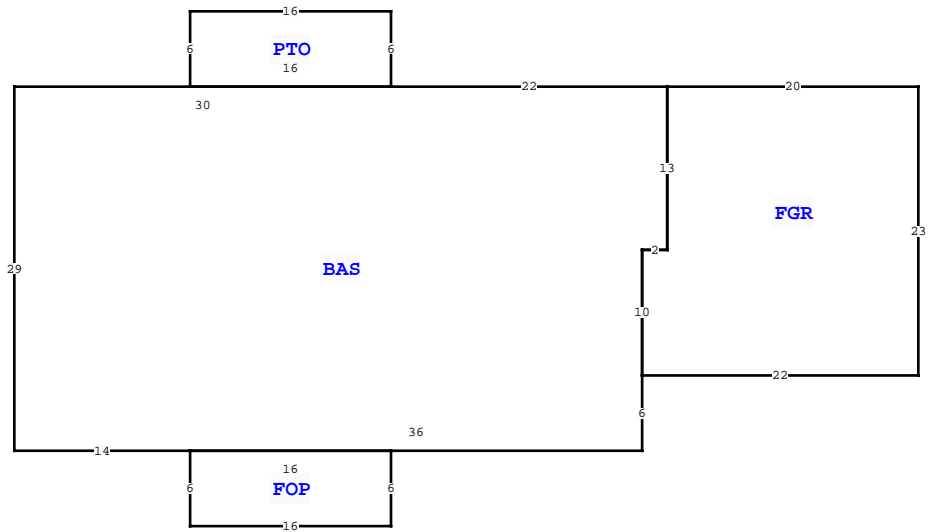
TYLER KATHERINE E  
212 SW ERIN GLN  
LAKE CITY, FL 32024-4949

**2026**

01-5S-16-03405-268  
[Barcode]

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
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
Architectural	05 CONV 100
Units	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	1,774	116.0320	129.96	230,549	1998	1998	0	0	29.03	70.97		
1 SINGLE FAM 100% - 1999 Heated Area: 1476 HX Base Yr 1999													



Quality					
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	1,476	100		1,476	136,135
FGR	480	55		264	24,349
FOP	96	30		29	2,675
PTO	96	5		5	461
<b>TOTALS</b>	<b>2,148</b>			<b>1,774</b>	<b>163,621</b>

212 SW ERIN GLN, LAKE CITY

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

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	0	542.00	UT	1.50	1.50	100	1998	1998	3	100	813	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		163,621	
TOTAL MARKET OB/XF VALUE		1,313	
TOTAL LAND VALUE - MARKET		32,000	
TOTAL MARKET VALUE		196,934	
SOH/AGL Deduction		70,710	
ASSESSED VALUE		126,224	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		74,813	
TOTAL JUST VALUE		196,934	
NCON VALUE		500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,924	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14117	SFR	240	06/11/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/1655	6/16/2025	QC	U	I	11	100
GRANTOR: TYLER MATTHEW TODD						
GRANTEE: TYLER KATHERINE ELI						
0868/1212	10/28/1998	WD	Q	I		85,700
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: TYLER						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W22 PTO= N6 W16 S6 E16\$W30 S29 E14 FOP= S6 E16 N6 W16\$ E36 N6 FGR= E22N23 W20 S13 W2 S10\$ N10 E2 N13\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1140.00	309.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							