LOT 2 BLOCK 4 LAKEWOOD S/D.

655-389, 792-1240, WD 1064-1609,

CHARLES CHRISTINE L
140 SE LAKEWOOD LN
LAKE CITY, FL 32025

2027

05-4S-17-07808-000

BUILDING CHARACTERISTICS

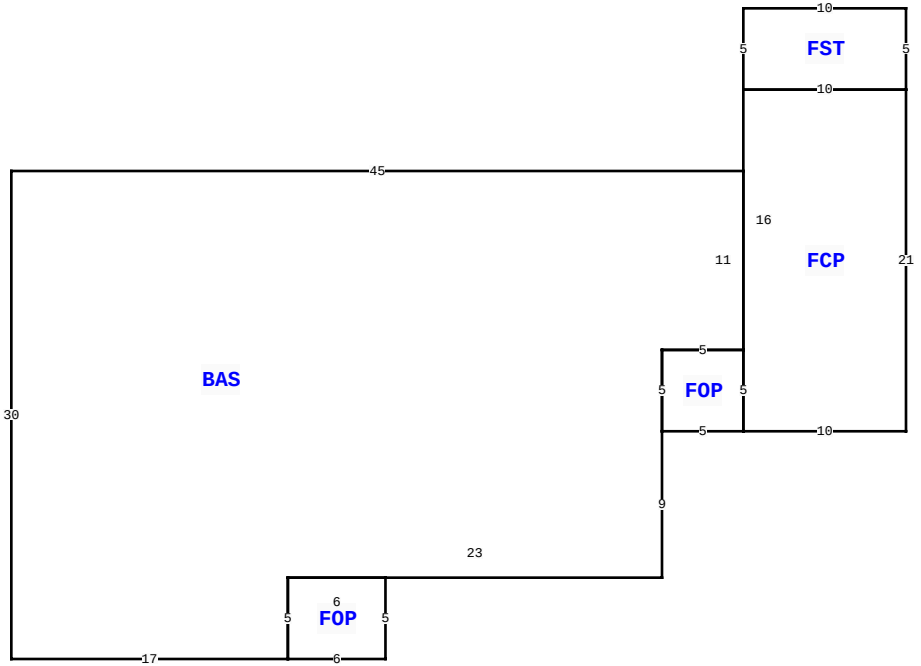
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	112,655
FCP	210	25		52	5,139
FOP	25	30		8	791
FOP	30	30		9	890
FST	50	55		28	2,767
TOTALS	1,455			1,237	122,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,237	119.7800	131.76	162,987	1954	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1140 HX Base Yr 2025



140 SE LAKEWOOD LN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	2012	2012	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		122,240
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		17,812
TOTAL MARKET VALUE		140,652
SOH/AGL Deduction		0
ASSESSED VALUE		140,652
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,241
TOTAL JUST VALUE		140,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,870

LAND:1:1: 70X150 + 3,750 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2401	12/23/2020	WD	Q	I	01	135,000
GRANTOR: LOTUS PROPERTY LLC						
GRANTEE: CHARLES CHRISTINE L						
1321/1897	8/31/2016	WD	U	I	37	117,000
GRANTOR: CHRISTOPHER C WYNN						
GRANTEE: LOTUS PROPERTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S30 E17 FOP= E6 N5W6 S5$ N5 E23 N9 FOP= E5 N5 W5 S5$ N5 E5 FCP= S5 E10 N21FST= N5W10 S5 E10$ W10 S16$ N11$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	-270.00	150.00	14,250.00	SF		1.00	1.00	1.00	1.25	1.25	17,812							

REVIEW DATE 10/03/2016 BY DF Total Acres: 0.33 Total Land Value: 17,812 Market: 0 Agricultural: 0 Common: 17,812 PRINTED 11/17/2026 BY SYS