

COMM 60 FT E OF NW COR OF SW1/4
S 246 FT, E 1554 FT FOR POB, CON
S 196 FT, W 222 FT, N 196 FT TO

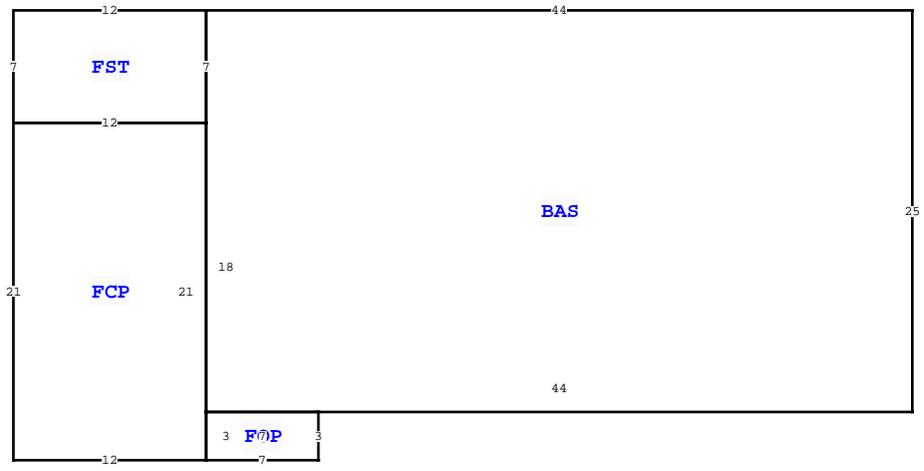
ERIXTON THOMAS LEE/WALKER CAROLINE ELIZABETH
418 SW TINA GLN
LAKE CITY, FL 32024

2026

06-5S-17-09134-000
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	1,215	116.7900	130.80	158,922	1972	2015	0	0	12.00	88.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1100 HX Base Yr 2022													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	126,614
FCP	252	25		63	7,251
FOP	21	30		6	691
FST	84	55		46	5,295
TOTALS	1,457			1,215	139,851

418 SW TINA GLN, LAKE CITY

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

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	0294	SHED WOOD/	0	100	30	24		1.00	UT	0.00				0.00	100	1993	1993	3	100	3,500	

TOTAL OB/XF 3,500

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	139,851			
TOTAL MARKET OB/XF VALUE	3,500			
TOTAL LAND VALUE - MARKET	23,000			
TOTAL MARKET VALUE	166,351			
SOH/AGL Deduction	19,704			
ASSESSED VALUE	146,647			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	95,236			
TOTAL JUST VALUE	166,351			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	165,258			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15727	MAINT/ALTR	30	07/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/648	6/10/2021	WD Q	Q	I	01	172,800
GRANTOR: M&J SAMPSON LLC						
GRANTEE: ERIXTON THOMAS LEE						
1426/1183	12/16/2020	WD Q	Q	I	01	107,900
GRANTOR: PARNELL ROBERT W & BR						
GRANTEE: M&J SAMPSON LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 FST= W12 S7 E12 N7\$S7 FCP= W12 S21 E12 N21\$ S18 FOP= S3 E7 N3 W7\$ E44 N25\$.	