COMM 60 FT E OF NW COR OF SW1/4
FT, E 1554 FT FOR POB, CONT E 22
W 222 FT, N 196 FT TO POB. (AKA

SEAY KORA
418 SW TINA GLN
LAKE CITY, FL 32024

2027

06-5S-17-09134-000

BUILDING CHARACTERISTICS

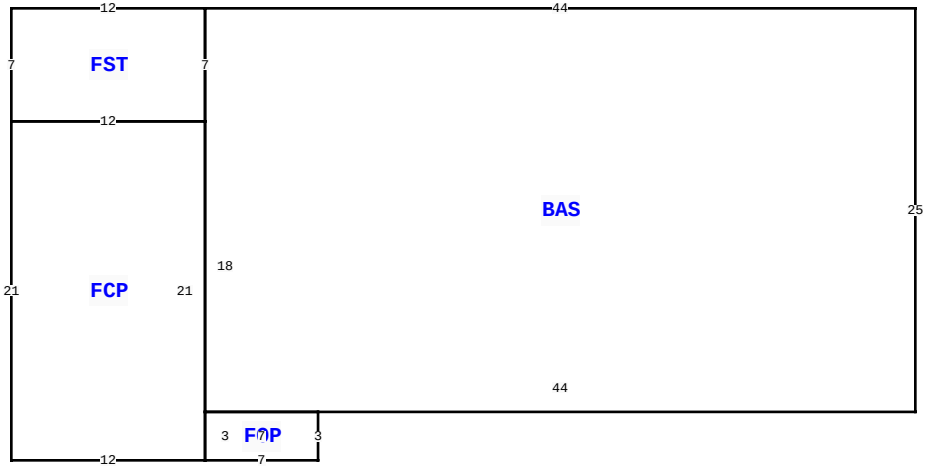
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	124,359
FCP	252	25		63	7,123
FOP	21	30		6	678
FST	84	55		46	5,201
TOTALS	1,457			1,215	137,360

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	128.47	156,091	1972	2015	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2022 Heated Area: 1100 HX Base Yr 2022



418 SW TINA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	0294	SHED WOOD/	0	100	30	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,360
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		163,860
SOH/AGL Deduction		12,814
ASSESSED VALUE		151,046
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,635
TOTAL JUST VALUE		163,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,351

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
1577/1801	9/15/2026	WD	Q	I	01	235,000
GRANTOR: ERIXTON THOMAS LEE						
GRANTEE: SEAY KORA						
1440/648	6/10/2021	WD	Q	I	01	172,800
GRANTOR: M&J SAMPSON LLC						
GRANTEE: ERIXTON THOMAS LEE						

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS