

COMM 60 FT E OF NW COR OF SW1/4
 246 FT, E 666 FT FOR POB, CONT E
 FT, W 222 FT, N 196 FT TO POB. (

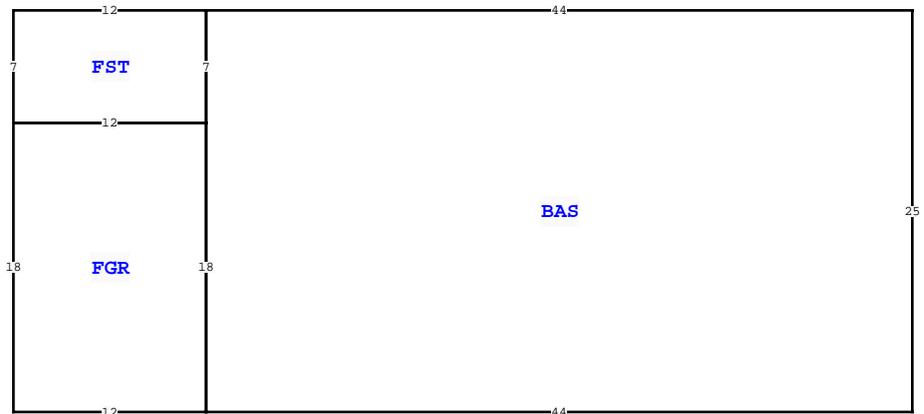
BALLANCE LYDIA L
 254 SW TINA GLN
 LAKE CITY, FL 32024

2026

06-5S-17-09135-000


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	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	13	LAM/VNLPLK	10
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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2023									Heated Area: 1100	HX Base Yr 2023



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	101,151
FGR	216	55		119	10,943
FST	84	55		46	4,230
TOTALS	1,400			1,265	116,324

254 SW TINA 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	% COND	OB/XF MKT VALUE	NOTES

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		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				116,324	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				23,000	
TOTAL MARKET VALUE				139,324	
SOH/AGL Deduction				13,100	
ASSESSED VALUE				126,224	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				74,813	
TOTAL JUST VALUE				139,324	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				134,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/975	11/10/2022	WD	Q	I	01	180,000
GRANTOR: LOCKWOOD ADAM M						
GRANTEE: BALLANCE LYDIA L						
1337/1925	5/25/2017	WD	Q	I	01	95,000
GRANTOR: NICHOLAS A ADAMCEWICZ						
GRANTEE: ADAM M LOCKWOOD						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W44 S7 S18 E44 N25 \$
FGR=[ORIG=-44,7] W12 S18 E12 N18 \$
FST=[ORIG=-44,0] W12 S7 E12 N7 \$