

S1/2 OF LAKESIDE DR AS LIES N OF
ALL LAKESIDE DR AS LIES E OF LOT
FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

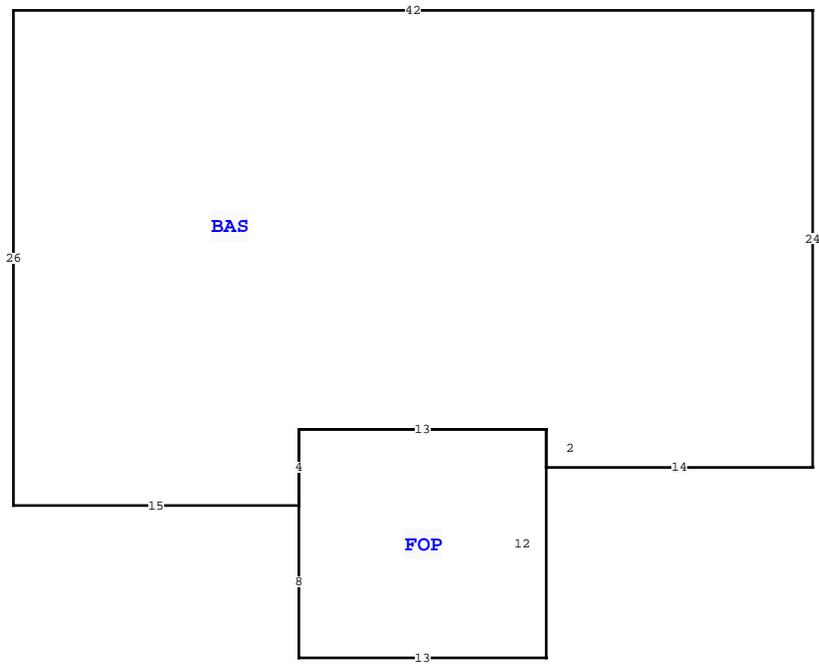
ENGEL JOANNA P AMRHEIN
438 CRESCENT KEY DR
ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 80	
Roof Cover	03	COMP SHNGL 20	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0128	SFRES/MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,012	100	
FOP	156	30	
TOTALS	1,168		1,059 69,310

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,059	88.3208	100.69	106,631	1955	1955	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1012 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 9	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				238,333		
TOTAL MARKET OB/XF VALUE				52,820		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				341,153		
SOH/AGL Deduction				0		
ASSESSED VALUE				341,153		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				341,153		
TOTAL JUST VALUE				341,153		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				333,925		
PRMT:9:1: LOT 6						
PRMT:8:1: LOT 10						
PRMT:5:1: LOT 4						
PRMT:4:1: MCNEAL MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
41076	ELECTRICAL		12/30/2020			
17786	M H	125	12/29/2000			
17787	M H	125	12/29/2000			
	N/A	0	11/06/1997			
12785	M H	125	07/17/1997			
11963	M H	125	12/16/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W42 S26 E15 FOP= S8 E13N12W13 S4\$ N4 E13 S2 E14 N24\$.						

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	0259	MHP HOOKUP	0	0	0	0	11.00	UT	4,300.00	4,300.00	90	0	0	3	90	42,570	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
TOTALS																	

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	0210	C	TRLR PARK	0		00	0.00	0.00	150.00	FF		1.00	1.00	1.25	200.00	250.00	37,500							
2	0100	C	SFR	0		00	0.00	0.00	50.00	FF		1.00	1.00	1.25	200.00	250.00	12,500							

S1/2 OF LAKESIDE DR AS LIES N OF
 ALL LAKESIDE DR AS LIES E OF LOT
 FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

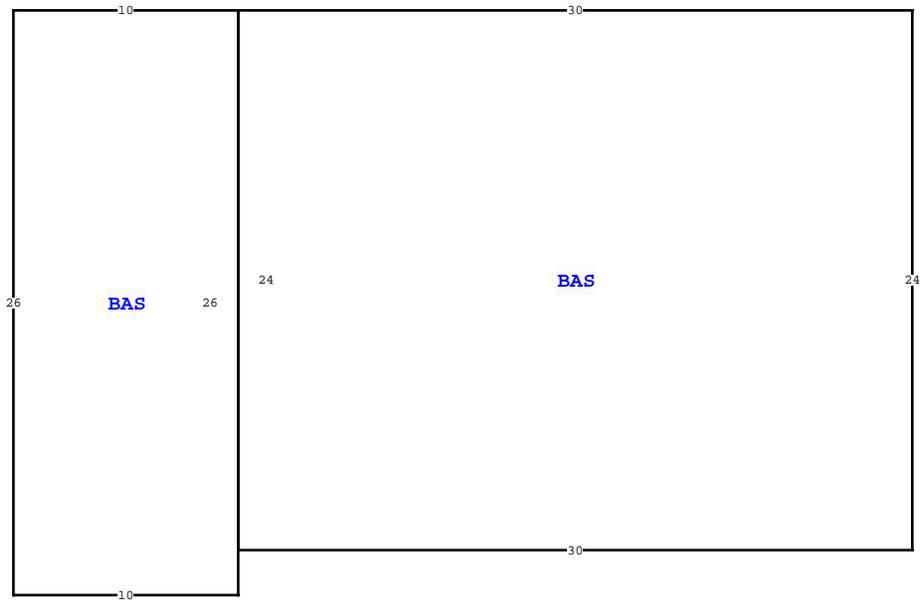
ENGEL JOANNA P AMRHEIN
 438 CRESCENT KEY DR
 ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
Kitchen Adjus	01 01 100				
Quality	03 03				
DOR CODE	0128 SFRES/MH PARK				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	8417.0300 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	17,984
BAS	720	100		720	49,800
TOTALS	980			980	67,783

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	980	93.3379	106.41	104,282	1955	1955	0	0	35.00	65.00	
2 SINGLE FAM			0% - 0	Heated Area: 980				HX Base Yr				



COLUMBIA COUNTY PROPERTY				PAGE 2 of 9	2	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		238,333				
TOTAL MARKET OB/XF VALUE		52,820				
TOTAL LAND VALUE - MARKET		50,000				
TOTAL MARKET VALUE		341,153				
SOH/AGL Deduction		0				
ASSESSED VALUE		341,153				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		341,153				
TOTAL JUST VALUE		341,153				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		333,925				
PRMT:3:1: LOT 9						
XFOB:3:1: CONC MH						
SALE:2:1: MH'S INCLUDED IN SALE						
SALE:1:1: 1/2 UNDIV INTEREST						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
11496	M H	125	08/07/1996			
11281	M H	125	06/13/1996			
7636	M H	60	09/28/1993			
7537	M H	60	08/31/1993			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD Q	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD Q	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W30 BAS= W10 S26 E10 N26\$ S24 E30 N24\$.						

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
108 SE LAKESIDE GLN, LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								

S1/2 OF LAKESIDE DR AS LIES N OF
 ALL LAKESIDE DR AS LIES E OF LOT
 FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

ENGEL JOANNA P AMRHEIN
 438 CRESCENT KEY DR
 ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	01	FLAT	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0128	SFRES/MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
TOTALS	576		11,981

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	576	82.5390	52.00	29,952	1970	1970	0	0	60.00	40.00												
3 MOBILE HME			0% - 0	Heated Area: 576			HX Base Yr																
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
INC DATE		AG DATE																					

COLUMBIA COUNTY PROPERTY				PAGE 3 of 9	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				238,333		
TOTAL MARKET OB/XF VALUE				52,820		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				341,153		
SOH/AGL Deduction				0		
ASSESSED VALUE				341,153		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				341,153		
TOTAL JUST VALUE				341,153		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				333,925		
PRMT:1:1: 14X66						
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W48 S12 E48 N12\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

TOTAL OB/XF												0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

S1/2 OF LAKESIDE DR AS LIES N OF
 ALL LAKESIDE DR AS LIES E OF LOT
 FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

ENGEL JOANNA P AMRHEIN
 438 CRESCENT KEY DR
 ST AUGUSTINE, FL 32086

2026

08-4S-17-08207-000

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
03	BELOW AVG. 100		
03	GABLE/HIP 100		
02	ROLL COMP 100		
02	WALL BD/WD 100		
14	CARPET 90		
08	SHT VINYL 10		
02	WINDOW 100		
02	CONVECTION 100		
3	100		
2	100		
1.	1. 100		
01	CONV 100		
0	100		
02	02 100		
03	03		
0128	SFRES/MH PARK		
8417.0300	1.00/		
728	100	728	10,833
TOTALS	728	728	10,833

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	728	59.0490	37.20	27,082	1973	1973	0	0	60.00	40.00												
8 MOBILE HME		0% - 0	Heated Area: 728		HX Base Yr																		
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> 52 52 14 14 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
INC DATE		AG DATE																					

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
108 SE LAKESIDE GLN, LAKE CITY																
TOTALS 0																

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

COLUMBIA COUNTY PROPERTY				PAGE 8 of 9	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				238,333	
TOTAL MARKET OB/XF VALUE				52,820	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				341,153	
SOH/AGL Deduction				0	
ASSESSED VALUE				341,153	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				341,153	
TOTAL JUST VALUE				341,153	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				333,925	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W52 S14 E52 N14\$.

S1/2 OF LAKESIDE DR AS LIES N OF
 ALL LAKESIDE DR AS LIES E OF LOT
 FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

ENGEL JOANNA P AMRHEIN
 438 CRESCENT KEY DR
 ST AUGUSTINE, FL 32086

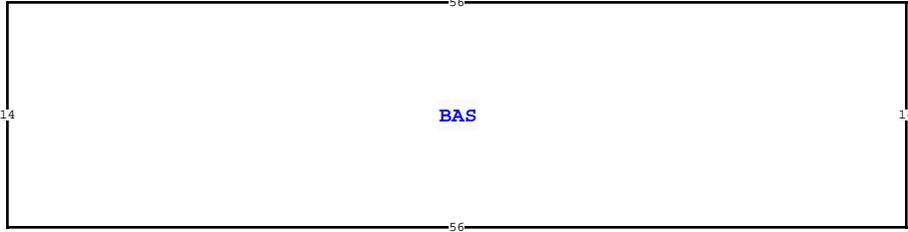
2026

08-4S-17-08207-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	14	CARPET		90	
Interior Floo	08	SHT	VINYL	10	
Air Condition	02	WINDOW		100	
Heating Type	02	CONVECTION		100	
Bedrooms		3		100	
Bathrooms		2		100	
Stories	1.	1.		100	
Architectual	01	CONV		100	
Units		0		100	
Condition Adj	02	02		100	
Quality	03	03			
DOR CODE	0128 SFRES/MH PARK				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	8417.0300 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,267
TOTALS	784			784	17,267

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
9	MOBILE HME	0%	- 0		43,167	1975	1975	0	0	60.00	40.00
				Heated Area: 784			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 9 of 9	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			238,333
TOTAL MARKET OB/XF VALUE			52,820
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			341,153
SOH/AGL Deduction			0
ASSESSED VALUE			341,153
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			341,153
TOTAL JUST VALUE			341,153
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1013/2755	4/29/2004	WD	Q	I	01	40,000
GRANTOR: WILLIAM E WOODINGTON						
GRANTEE: JOANNA ARMHEIN						
1013/2753	4/23/2004	WD	Q	I	01	40,000
GRANTOR: RICHARD ALAN WOODINGT						
GRANTEE: JOANNA ARMHEIN						

108 SE LAKESIDE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S14 E56 N14\$.

LAND DESCRIPTION										TOTAL OB/XF										0				
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