

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

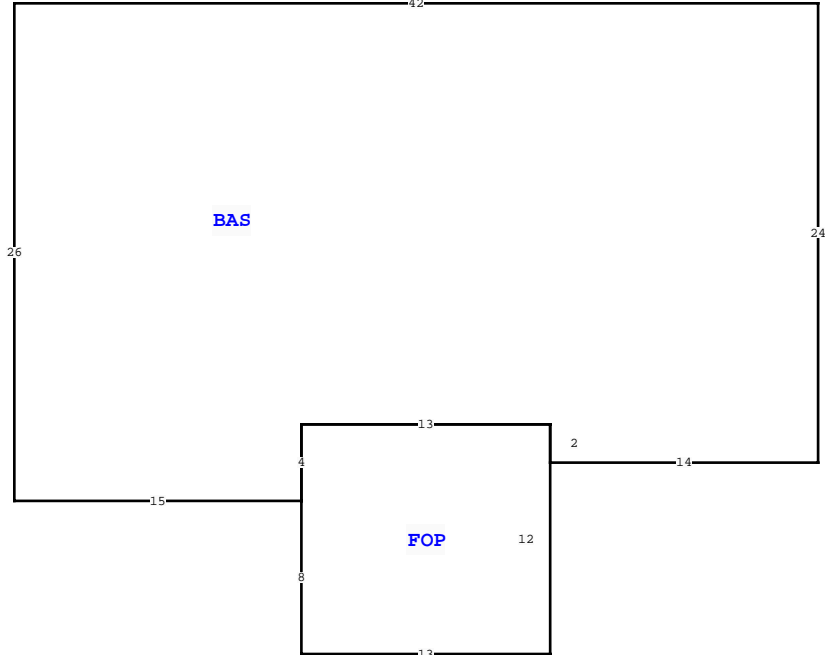
2026

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 68,091

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	98.92	104,756	1955	1955	0	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		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,105	
TOTAL MARKET OB/XF VALUE		52,820	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		333,925	
SOH/AGL Deduction		0	
ASSESSED VALUE		333,925	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		333,925	
TOTAL JUST VALUE		333,925	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		333,925	

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	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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0259	MHP HOOKUP	0	0	0	0	11.00	UT	4,300.00	4,300.00	90
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100

TOTAL OB/XF												52,820	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W42 S26 E15 FOP= S8 E13N12W13 S4\$ N4 E13 S2 E14 N24\$.											

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							

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 FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

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 ST AUGUSTINE, FL 32086

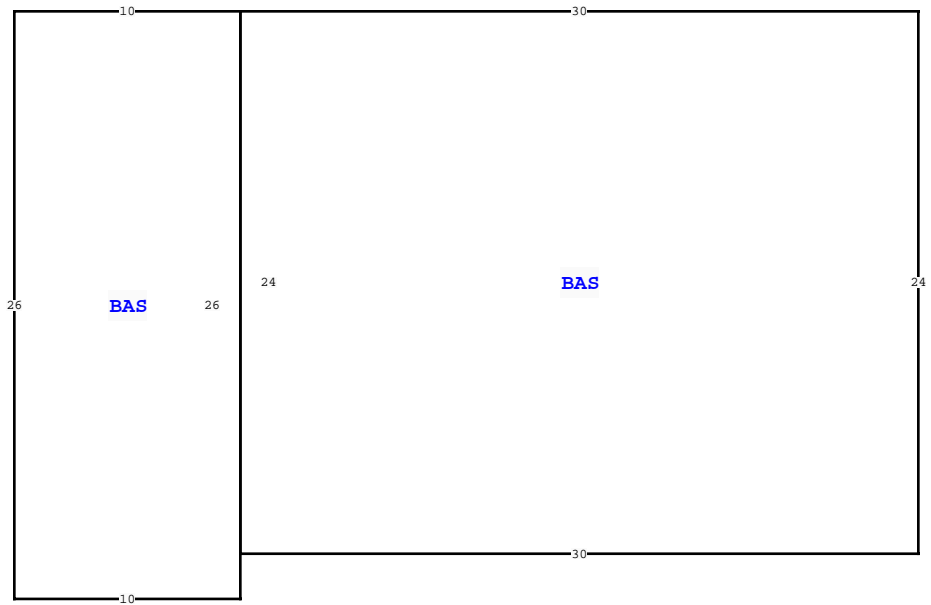
2026

08-4S-17-08207-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	260	100	
BAS	720	100	
TOTALS	980		980 66,592

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	0%	- 0								
				Heated Area:	980			HX Base Yr			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 9
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	231,105		
TOTAL MARKET OB/XF VALUE	52,820		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	333,925		
SOH/AGL Deduction	0		
ASSESSED VALUE	333,925		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	333,925		
TOTAL JUST VALUE	333,925		
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
1013/2755	4/29/2004	WD Q	I 01
GRANTOR: WILLIAM E WOODINGTON			
GRANTEE: JOANNA ARMHEIN			
1013/2753	4/23/2004	WD Q	I 01
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

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

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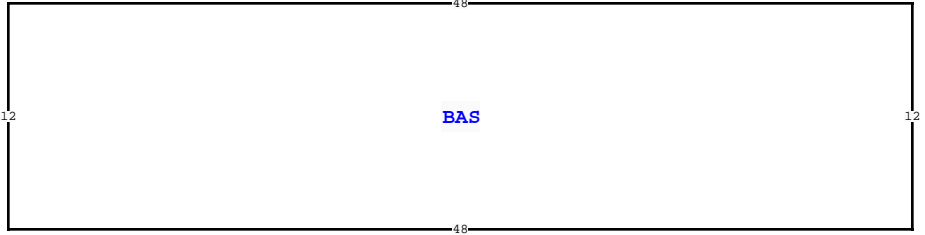
ENGEL JOANNA P AMRHEIN
 438 CRESCENT KEY DR
 ST AUGUSTINE, FL 32086

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		

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	49.52	28,524	1970	1970	0	0	60.00	40.00
3 MOBILE HME 0% - 0			Heated Area: 576			HX Base Yr					



COLUMBIA COUNTY PROPERTY										PAGE 3 of 9	2	
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		STANDARD
BUILDING MARKET VALUE										Tax Dist:		231,105
TOTAL MARKET OB/XF VALUE												52,820
TOTAL LAND VALUE - MARKET												50,000
TOTAL MARKET VALUE												333,925
SOH/AGL Deduction												0
ASSESSED VALUE												333,925
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												333,925
TOTAL JUST VALUE												333,925
NCON VALUE												0
INCOME VALUE												0
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
108 SE LAKESIDE GLN, LAKE CITY																												
<table border="1"> <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																										

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

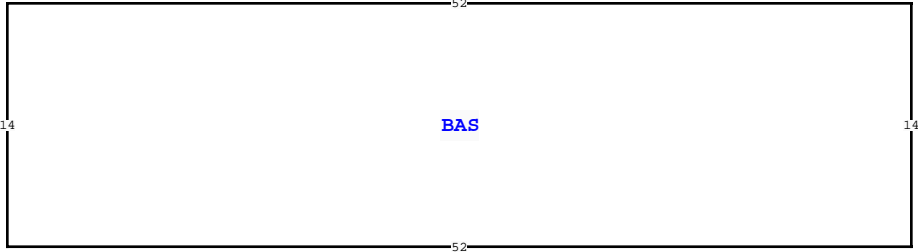
S1/2 OF LAKESIDE DR AS LIES N OF
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 FT OF LOT 3 & 4 BLOCK 1 LAKESIDE

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	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 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
BAS	728	100
TOTALS	728	100

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	35.43	25,793	1973	1973	0	0	60.00	40.00													
8 MOBILE HME 0% - 0			Heated Area: 728			HX Base Yr																		
																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			

COLUMBIA COUNTY PROPERTY				PAGE 8 of 9	2								
VALUATION SUMMARY													
VALUATION BY				STANDARD									
Tax Group: 2				Tax Dist:									
BUILDING MARKET VALUE				231,105									
TOTAL MARKET OB/XF VALUE				52,820									
TOTAL LAND VALUE - MARKET				50,000									
TOTAL MARKET VALUE				333,925									
SOH/AGL Deduction				0									
ASSESSED VALUE				333,925									
TOTAL EXEMPTION VALUE				0									
BASE TAXABLE VALUE				333,925									
TOTAL JUST VALUE				333,925									
NCON VALUE				0									
INCOME VALUE													
PREVIOUS YEAR MKT VALUE				333,925									
<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						PERMIT NUM	DESCRIPTION	AMT	ISSUED				
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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\$.													

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

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

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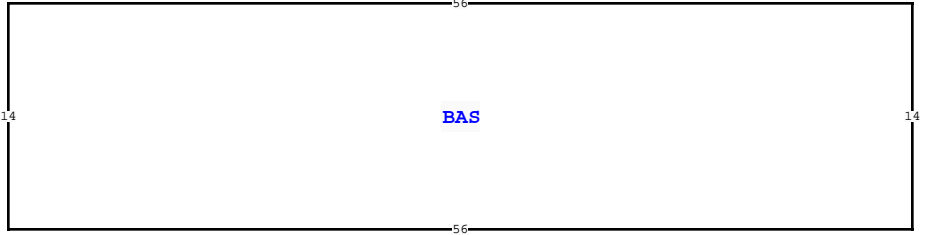
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2026

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	16,445
TOTALS	784			784	16,445

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								
				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			231,105
TOTAL MARKET OB/XF VALUE			52,820
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			333,925
SOH/AGL Deduction			0
ASSESSED VALUE			333,925
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			333,925
TOTAL JUST VALUE			333,925
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						

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																

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