LOTS 1 & 2 & E 75 FT OF S1/2 OF FT OF LOT 9 BLOCK 19 LAKESIDE HE

LARSON ETHAN ROBERT/LARSON SHANNON LEIGH
156 SW PONCE DE LEON AVE
LAKE CITY, FL 32025

**2027**

**08-4S-17-08296-000**

## BUILDING CHARACTERISTICS

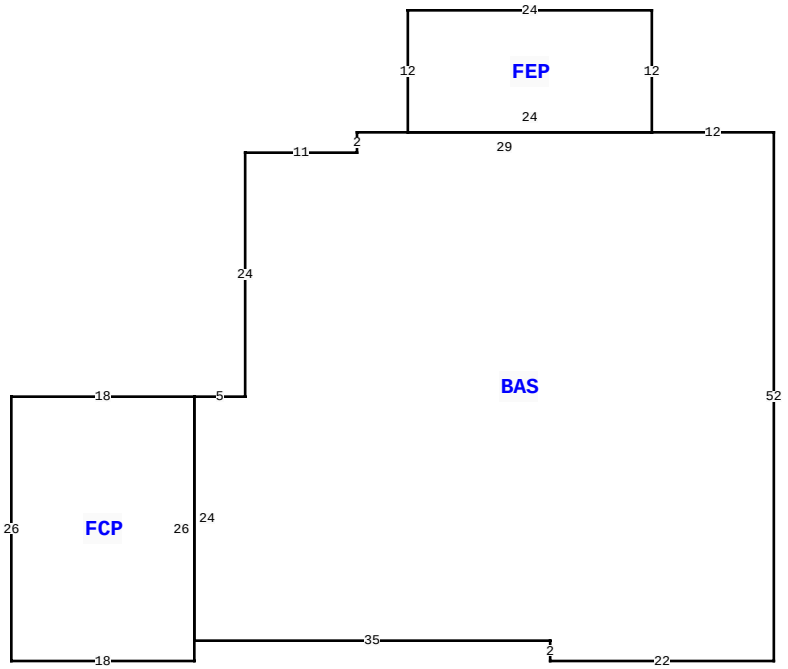
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 06 |
| NEIGHBORHOOD/LOC | 8417.0300 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,742 | 100 | | 2,742 | 224,409 |
| FCP | 468 | 25 | | 117 | 9,575 |
| FEP | 288 | 80 | | 230 | 18,823 |
| TOTALS | 3,498 | | | 3,089 | 252,808 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,089 | 114.4600 | 125.91 | 388,936 | 1964 | 1964 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2742 HX Base Yr 2022




156 SW PONCE DE LEON AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 252,808 |
| TOTAL MARKET OB/XF VALUE | | 5,598 |
| TOTAL LAND VALUE - MARKET | | 55,125 |
| TOTAL MARKET VALUE | | 313,531 |
| SOH/AGL Deduction | | 9,091 |
| ASSESSED VALUE | | 304,440 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 253,029 |
| TOTAL JUST VALUE | | 313,531 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 318,129 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056432 | Electrical Servic | | 08/28/2026 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/2174 | 8/20/2024 | WD | U | I | 11 | 100 |
| GRANTOR: LARSON ETHAN ROBERT | | | | | | |
| GRANTEE: LARSON ETHAN ROBERT | | | | | | |
| 1465/2667 | 4/26/2022 | WD | U | I | 11 | 0 |
| GRANTOR: CREWS ROBERT C | | | | | | |
| GRANTEE: LARSON ETHAN ROBERT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 FEP= N12 W24 S12 E24$ W29 S2 W11 S24 W5 FCP= W18 S26 E18 N26$ S24 E35 S2 E22 N52$.

## 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 | 0060 | CARPORT F | 0 | 100 | 12 | 25 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 700 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 5 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 36 | 432.00 | UT | 3.00 | 3.00 | 50 | 1993 | 1993 | 3 | 50 | 648 | |
| 6 | 0251 | LEAN TO W/ | 0 | 100 | 10 | 17 | 170.00 | UT | 3.00 | 3.00 | 50 | 2003 | 2003 | 3 | 50 | 255 | |
| 7 | 0251 | LEAN TO W/ | 0 | 100 | 10 | 17 | 170.00 | UT | 3.00 | 3.00 | 50 | 1993 | 1993 | 3 | 50 | 255 | |
| 8 | 0294 | SHED WOOD/ | 0 | 100 | 16 | 17 | 272.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 2,040 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,598

| 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 | 3.50 | LT | | 1.00 | 1.00 | 0.70 | 22,500.00 | 15,750.00 | 55,125 | | | | | | | |

REVIEW DATE 04/06/2017 BY DF Total Acres: 0.47 Total Land Value: 55,125 Market: 0 Agricultural: 0 Common: 55,125 PRINTED 11/17/2026 BY SYS