

LOT 46 ROLLING OAKS S/D.  
717-708, 745-603, 768-263, WD 95

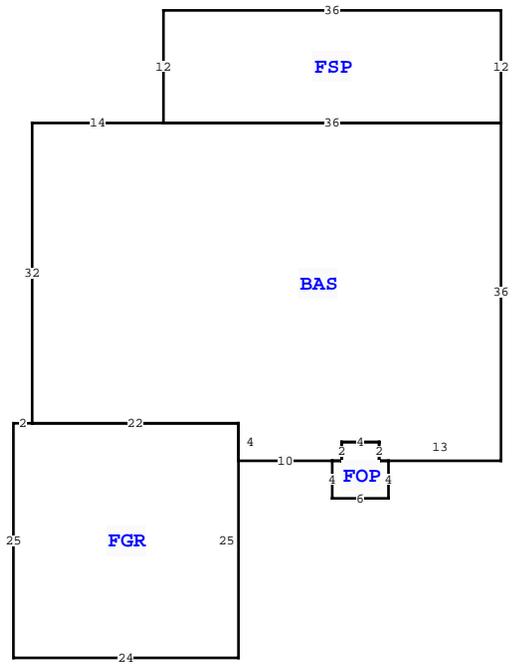
KERWIN DOUG/KERWIN DORIS  
565 NW ARMADILLO LN  
LAKE CITY, FL 32055-8540

**2026**

09-3S-16-02049-146

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 32               | HARDIE BRD    | 100  |
| Roof Structur            | 08               | IRREGULAR     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floo            | 12               | HARDWOOD      | 100  |
| 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 Units       | 05               | CONV          | 100  |
|                          |                  | 0             | 100  |
| Quality                  | 07               | 07            |      |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 01   |
| NEIGHBORHOOD/LOC         | 9316.0100        | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,704            | 100           |      |
| FGR                      | 600              | 55            |      |
| FOP                      | 32               | 30            |      |
| FSP                      | 432              | 40            |      |
| TOTALS                   | 2,768            |               |      |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100   | 01  | 2,217     | 127.4130    | 145.25         | 322,019        | 2019 | 2019 | 0    | 0    | 6.00 | 94.00  |
| 1 SINGLE FAM 100% - 2020 Heated Area: 1704 HX Base Yr 2020 |     |           |             |                |                |      |      |      |      |      |        |



| COLUMBIA COUNTY PROPERTY  |           |          |             |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY         |           |          | PAGE 1 of 1 |
| VALUATION BY              |           | STANDARD |             |
| Tax Group: 3              | Tax Dist: |          |             |
| BUILDING MARKET VALUE     |           |          | 302,698     |
| TOTAL MARKET OB/XF VALUE  |           |          | 51,292      |
| TOTAL LAND VALUE - MARKET |           |          | 55,000      |
| TOTAL MARKET VALUE        |           |          | 408,990     |
| SOH/AGL Deduction         |           |          | 234,920     |
| ASSESSED VALUE            |           |          | 174,070     |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411   |             |
| BASE TAXABLE VALUE        |           |          | 122,659     |
| TOTAL JUST VALUE          |           |          | 408,990     |
| NCON VALUE                |           |          | 0           |
| INCOME VALUE              |           |          |             |
| PREVIOUS YEAR MKT VALUE   |           |          | 402,140     |

| PERMIT NUM | DESCRIPTION      | AMT   | ISSUED     |
|------------|------------------|-------|------------|
| 000043172  | Storage Building | 6,000 | 11/16/2021 |
| 37674      | SFR              | 1,016 | 01/23/2019 |
| 37675      | STORAGE          | 378   | 01/23/2019 |

| SALES DATA                    |           |           |       |       |        |            |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1359/1178                     | 5/01/2018 | WD Q      | Q     | V     | 01     | 49,500     |
| GRANTOR: WAYNE A BUTLER & ANN |           |           |       |       |        |            |
| GRANTEE: DOUG & DORIS KERWIN  |           |           |       |       |        |            |
| 1214/2364                     | 5/19/2011 | WD Q      | Q     | V     | 01     | 30,000     |
| GRANTOR: GEORGE MCINTYRE      |           |           |       |       |        |            |
| GRANTEE: WAYNE A BUTLER & AN  |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |     |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|-----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 2,466.00 | UT | 2.00     | 2.00           | 100       | 2019    |
| 2              | 0031       | BARN, MT AE | 0       | 100 | 30 | 1,500.00 | UT | 18.00    | 18.00          | 100       | 2019    |
| 3              | 0104       | GENERATOR   | 0       | 100 | 0  | 1.00     | UT | 6,000.00 | 6,000.00       | 100       | 2023    |
| 4              | 0070       | CARPORT UF  | 0       | 100 | 0  | 1.00     | UT | 5,760.00 | 5,760.00       | 100       | 2023    |
| 5              | 0260       | PAVEMENT-A  | 0       | 100 | 0  | 1.00     | UT | 7,800.00 | 7,800.00       | 100       | 2023    |
| 6              | 0169       | FENCE/WOOD  | 0       | 100 | 0  | 1.00     | UT | 1,000.00 | 1,000.00       | 100       | 2023    |

| TOTAL OB/XF                    |            |             |         |   |   |       |    |       |                |           |         |
|--------------------------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N                            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 565 NW ARMADILLO LN, LAKE CITY |            |             |         |   |   |       |    |       |                |           |         |
| BLD DATE                       |            |             |         |   |   |       |    |       |                |           |         |
| XF DATE                        |            |             |         |   |   |       |    |       |                |           |         |
| INC DATE                       |            |             |         |   |   |       |    |       |                |           |         |
| LGL DATE                       |            |             |         |   |   |       |    |       |                |           |         |
| LAND DATE                      |            |             |         |   |   |       |    |       |                |           |         |
| AG DATE                        |            |             |         |   |   |       |    |       |                |           |         |
| 04/22/2026 MLU                 |            |             |         |   |   |       |    |       |                |           |         |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W14 S32 FGR= W2 S25 E24N25 W22\$ E22 S4 E10 FOP= S4 E6 N4 W1 N2 W4 S2 W1\$ E1 N2 E4 S2 E13 N36 FSP= N12 W36 S12 E36\$ W36\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |