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

2027

09-3S-16-02049-146

BUILDING CHARACTERISTICS

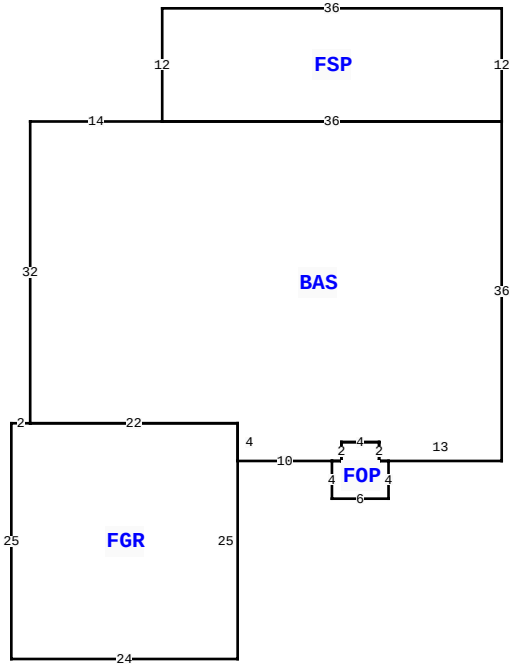
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100		1,704	224,487
FGR	600	55		330	43,475
FOP	32	30		10	1,318
FSP	432	40		173	22,791
TOTALS	2,768			2,217	292,070

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	140.15	310,713	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1704 HX Base Yr 2020



565 NW ARMADILLO LN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		292,070
TOTAL MARKET OB/XF VALUE		51,292
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		398,362
SOH/AGL Deduction		219,070
ASSESSED VALUE		179,292
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,881
TOTAL JUST VALUE		398,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,676

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	V	01	49,500
GRANTOR: WAYNE A BUTLER & ANN						
GRANTEE: DOUG & DORIS KERWIN						
1214/2364	5/19/2011	WD	Q	V	01	30,000
GRANTOR: GEORGE MCINTYRE						
GRANTEE: WAYNE A BUTLER & AN						

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$.

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	0166	CONC,PAVMT	0	100	0	0	2,466.00	UT	2.00	2.00	100	2019	2019	3	100	4,932	
2	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	18.00	18.00	100	2019	2019	3	100	27,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	5,760.00	5,760.00	100	2023	2022		100	5,760	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	7,800.00	7,800.00	100	2023	2022		100	7,800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 51,292

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/26/2023 BY KS Total Acres: 5.09 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS