BEG SW COR OF SW1/4 OF SE1/4, RU
N 70.32 FT, NE'LY 56.34 FT, E 35
S 125 FT, W 336.77 FT TO POB. (A

GODWIN JULIE ANN/ANTONETTI RYAN PAUL
246 NE ERIK WAY
LAKE CITY, FL 32055-6237

2026

10-3S-18-10269-005

BUILDING CHARACTERISTICS

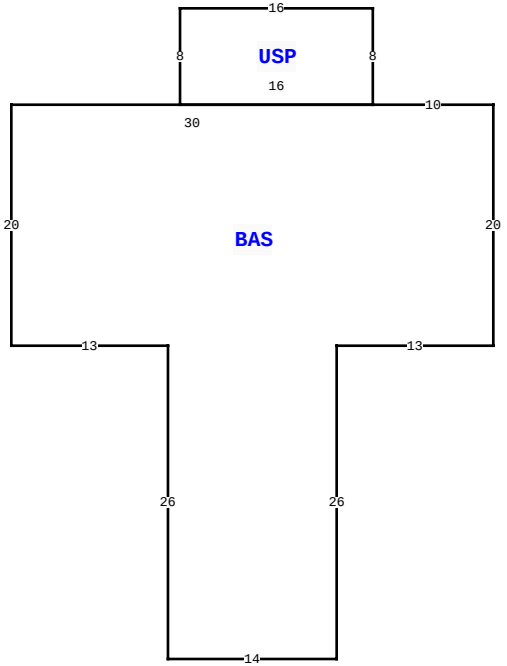
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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 05
NEIGHBORHOOD/LOC	10318.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,164	100		1,164	105,992
USP	128	35		45	4,098
TOTALS	1,292			1,209	110,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,209	125.0800	140.09	169,369	1976	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1164 HX Base Yr 2021



246 NE ERIK WAY, LAKE CITY

BLD DATE		LGL DATE	
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	110,090
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	9,021
TOTAL MARKET VALUE	121,811
SOH/AGL Deduction	24,233
ASSESSED VALUE	97,578
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	46,167
TOTAL JUST VALUE	121,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1861	5/14/2019	WD	Q	I	01	105,000
GRANTOR: CECIL H & SHARON L RO						
GRANTEE: JULIE A GOODWIN & R						
0901/1460	4/27/2000	WD	Q	I		36,500
GRANTOR: D IVEY						
GRANTEE: CECIL & SHARON ROMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 USP= N8 W16 S8 E16$ W30 S20 E13 S26 E14 N26 E13 N20$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	0.97	AC		1.00	1.00	1.00	9,300.00	9,300.00	9,021							

REVIEW DATE 09/22/2015 BY DF Total Acres: 0.97 Total Land Value: 9,021 Market: 0 Agricultural: 0 Common: 9,021 PRINTED 06/23/2026 BY SYS