COMM SE COR OF N1/2 OF SE1/4 OF FOR POB, N 199.88 FT, E 185 FT, 185 FT TO POB. (AKA LOT 3 LAUREL

WALSMITH LAURA J
212 SW JUSTIN GLEN
LAKE CITY, FL 32024

2027

10-4S-16-02866-004

BUILDING CHARACTERISTICS

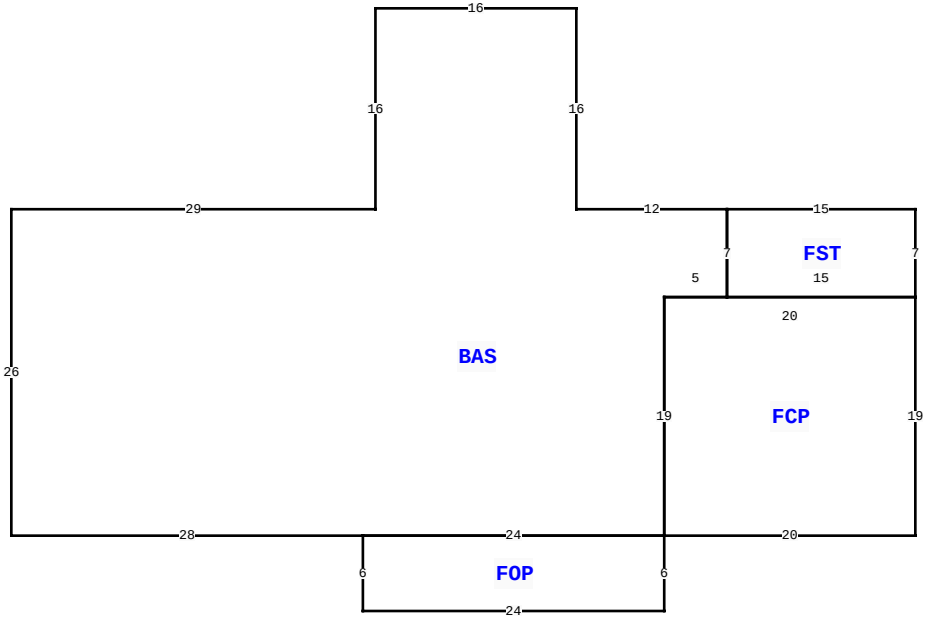
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	10416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100		1,643	131,476
FCP	380	25		95	7,602
FOP	144	30		43	3,441
FST	105	55		58	4,641
TOTALS	2,272			1,839	147,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	111.9160	123.11	226,399	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1643 HX Base Yr



212 SW JUSTIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,159
TOTAL MARKET OB/XF VALUE		1,450
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		183,609
SOH/AGL Deduction		82,756
ASSESSED VALUE		100,853
TOTAL EXEMPTION VALUE	HX HB SX	100,853
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		183,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/764	9/03/2025	QC	U	I	11	100
GRANTOR: HEWETT VALERIE W						
GRANTEE: RAH AND VWH REVOCAB						
1338/1046	6/08/2017	LE	U	I	14	100
GRANTOR: LAURA J WALSMITH (LIF						
GRANTEE: VALERIE D HEWETT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N16 W16 S16 W29 S26 E28 FOP= S6 E24 N6 W24$ E24 FCP= E20 N19 W20 S19$ N19 E5 FST= E15 N7 W15 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,450

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.82 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS