

LOT 35 ROLLING MEADOWS S/D.  
 WD 1062-2424, WD 1150-1484, WD 1

ERIKSEN NIKOLE M  
 11536 E COUNTY ROAD 349  
 O'BRIEN, FL 32071

**2026**

15-4S-16-03023-535  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 28,000 TOTAL MARKET VALUE 28,000 SOH/AGL Deduction 0 ASSESSED VALUE 28,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 28,000 TOTAL JUST VALUE 28,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 35,000									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1540/662 5/12/2025 WD Q V 01 30,000 GRANTOR: BRADLEY FRANKS CONSTR GRANTEE: ERIKSEN NIKOLE M 1353/0699 2/06/2018 QC U V 11 100 GRANTOR: THEODORE A & CATHERIN GRANTEE: BRADLEY FRANKS CONS											
MAP NUM MKT AREA 06																				BLD DATE LGL DATE XF DATE LAND DATE 04/14/2026 MLU INC DATE AG DATE											
NEIGHBORHOOD/LOC 15416.070 1.00/																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										318 SW BUTTERCUP DR, LAKE CITY																					
L N	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															
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	28,000														
REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.50 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 05/12/2026 BY SYS																															