COMM SW COR OF NE1/4, E 915.12 F
852.07 FT, E 409.67 FT, S 851.33
TO POB. AKA PARCEL "D", EX 1 AC

LYNCH KEVIN/LYNCH RITA
2821 FERDON, BLDG 1065
CRESTVIEW, FL 32536

2026

15-5S-16-03622-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

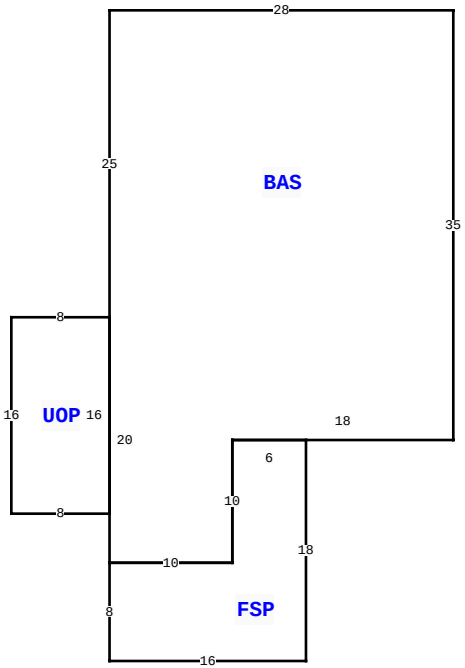
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	22,540
FSP	188	40		75	1,565
UOP	128	20		26	543
TOTALS	1,396			1,181	24,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,181	53.2440	59.63	70,423	1977	1977	0	0	30	35.00	35.00

2 SINGLE FAM 0% - 2026 Heated Area: 1080 HX Base Yr



313 SW CATES ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,648
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	103,848
SOH/AGL Deduction	0
ASSESSED VALUE	103,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,848
TOTAL JUST VALUE	103,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32780	M H	545	03/18/2015
11217	M H	125	05/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2634	12/19/2025	WD	Q	I	01	100,000
GRANTOR: KNISLEY CAYLA						
GRANTEE: LYNCH KEVIN						
1554/401	11/13/2025	PR	U	I	19	100
GRANTOR: CAYLA KNISLEY & TRISH						
GRANTEE: KNISLEY CAYLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S25 UOP= W8 S16 E8 N16$ S20 FSP= S8 E16 N18 W6 S10 W10$ E10 N10 E18 N35$.

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	0031	BARN,MT AE	0	0	20	97	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,000							

REVIEW DATE 02/24/2026 BY TP Total Acres: 7.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 03/25/2026 BY SYS