LOT 5 CROSSWINDS S/D PHASE 1.

WD 1086-47, QC 1146-1448, QC 115

PLUMMER JAMES B/PLUMMER YVONNE ELIZABETH WILLARD
118 SW ERSKINE CT
LAKE CITY, FL 32025

2027

24-4S-16-03117-105

BUILDING CHARACTERISTICS

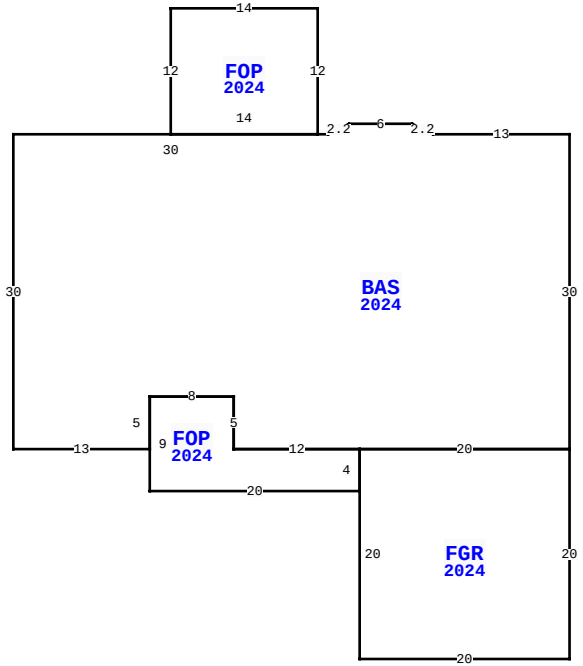
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2024	1,558	200,779
FGR	400	55	2024	220	28,351
FOP	120	30	2024	36	4,639
FOP	168	30	2024	50	6,444
TOTALS	2,246			1,864	240,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	119.5425	131.50	245,116	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 1558 HX Base Yr 2025



118 SW ERSKINE CT, 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	420.00	UT	3.00	3.00	100	2024	2023		100	1,260	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
3	0030	BARN,MT	0	100	24	30	1.00	UT	14,400.00	14,400.00	100	2026	2025		100	14,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	240,214
TOTAL MARKET OB/XF VALUE	16,460
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	291,674
SOH/AGL Deduction	0
ASSESSED VALUE	291,674
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	235,263
TOTAL JUST VALUE	291,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053533	Storage Building	20,000	07/07/2025
000046856	New Residential C	200,000	03/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2568	11/29/2023	WD	Q	I	01	352,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: PLUMMER JAMES B						
1493/1448	6/21/2023	WD	Q	V	03	30,000
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,11] W13 U1L2 W6 D1L2 W30 S30 E13 N5 E8 S5 E12 E20 N30 $
FGR=[YR=2024;ORIG=50,41] E20 S20 W20 N20 $
FOP=[YR=2024;ORIG=32,-1] E14 S12 W14 N12 $
FOP=[YR=2024;ORIG=38,36] W8 S9 E20 N4 W12 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,460

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

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.78 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS