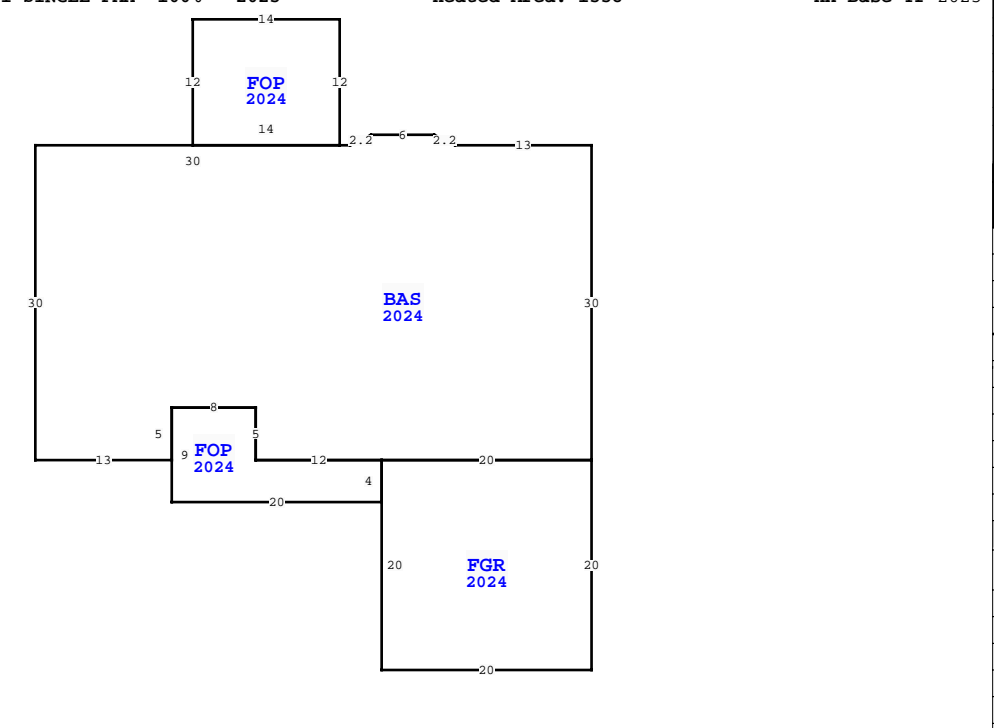


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2025		Heated Area: 1558					HX Base Yr	2025	



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	204,429
FGR	400	55	2024	220	28,867
FOP	120	30	2024	36	4,724
FOP	168	30	2024	50	6,561
TOTALS	2,246			1,864	244,580

118 SW ERSKINE CT, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES																	
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
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	

TOTAL OB/XF													16,460				

LAND DESCRIPTION																								
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	0100	C	SFR	100					1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF													16,460											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			244,580
TOTAL MARKET OB/XF VALUE			16,460
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			296,040
SOH/AGL Deduction			0
ASSESSED VALUE			296,040
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			239,629
TOTAL JUST VALUE			296,040
NCON VALUE			14,400
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,135

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	Q	I	01	352,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: PLUMMER JAMES B						
1493/1448	6/21/2023	WD Q	Q	V	03	30,000
GRANTOR: DELTA OMEGA PROPRTIE						
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 \$												