LOT 9 CROSSWINDS S/D PHASE 1.

QC 1152-452, WD 1452-2190, WD 15

FLORES CHELSEA
141 SW ERSKINE CT
LAKE CITY, FL 32024

2027

24-4S-16-03117-109

BUILDING CHARACTERISTICS

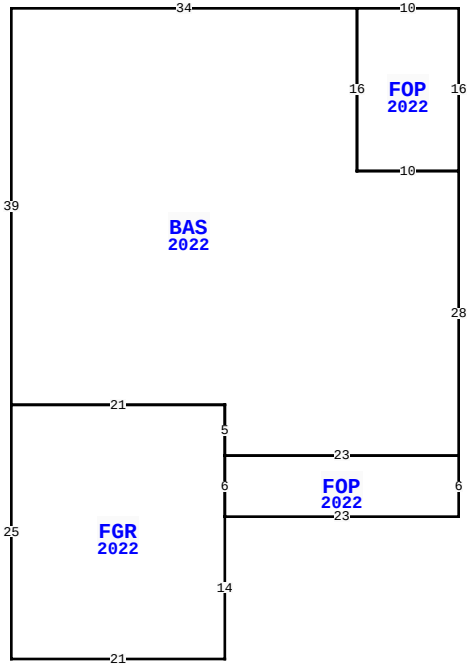
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,671	100	2022	1,671	205,445
FGR	525	55	2022	289	35,532
FOP	138	30	2022	41	5,041
FOP	160	30	2022	48	5,901
TOTALS	2,494			2,049	251,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	116.4240	128.07	262,415	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2025 Heated Area: 1671 HX Base Yr 2025



141 SW ERSKINE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	640.00	UT	3.00	3.00	100	2022	2021		100	1,920	
2	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2023	2022		95	29,925	
3	0166	CONC,PAVMT	0	100	0	0	824.00	UT	3.00	3.00	100	2023	2022		100	2,472	
4	0282	POOL ENCL	0	100	49	26	1,274.00	UT	9.00	9.00	100	2023	2022		80	9,173	
5	0030	BARN,MT	0	100	30	20	600.00	UT	15.00	15.00	100	2024	2023		100	9,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	251,918
TOTAL MARKET OB/XF VALUE	53,290
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	340,208
SOH/AGL Deduction	43,738
ASSESSED VALUE	296,470
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	245,059
TOTAL JUST VALUE	340,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044025	Screen Enclosure	18,000	03/28/2022
000043595	Swimming Pool and	75,000	01/26/2022
000041955	New Residential C	16,000	05/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2078	4/16/2024	WD	Q	I	01	449,000
GRANTOR: FOXX RONNIE L						
GRANTEE: FLORES CHELSEA						
1452/2190	11/16/2021	WD	Q	I	01	310,000
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: FOXX RONNIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=70,20] S39 E21 S5 E23 N28 W10 N16 W34 $
FOP=[YR=2022;ORIG=104,20] S16 E10 N16 W10 $
FGR=[YR=2022;ORIG=70,59] S25 E21 N14 N6 N5 W21 $
FOP=[YR=2022;ORIG=91,64] S6 E23 N6 W23 $
.

LAND DESCRIPTION

TOTAL OB/XF 53,290

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/20/2025 BY KS Total Acres: 0.59 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS