LOT 10 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1222-782, WD 124

LENAVITT MARK AND SHELLEY REVOCABLE LIVING TRUST
119 SW ERSKINE CT
LAKE CITY, FL 32024

2027

24-4S-16-03117-110

BUILDING CHARACTERISTICS

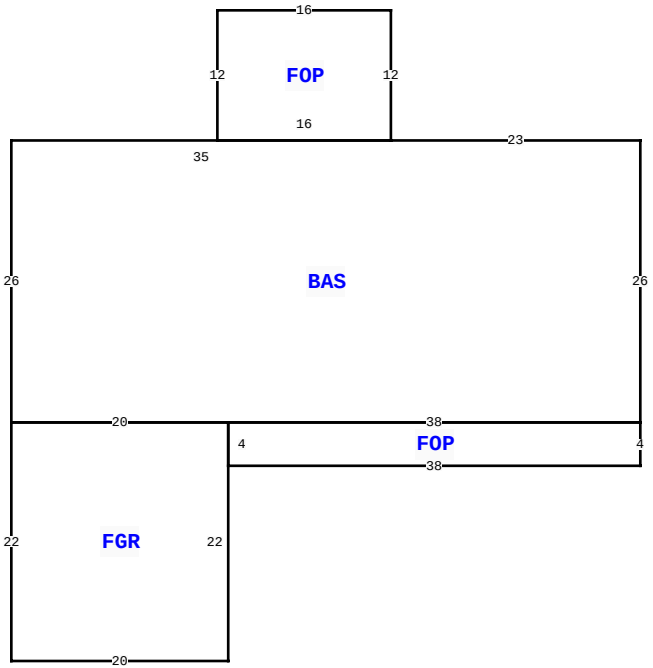
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,508	100		1,508	175,645
FGR	440	55		242	28,187
FOP	152	30		46	5,357
FOP	192	30		58	6,756
TOTALS	2,292			1,854	215,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	121.7108	133.88	248,214	2012	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2016 Heated Area: 1508 HX Base Yr 2016



119 SW ERSKINE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,946
TOTAL MARKET OB/XF VALUE		44,730
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		295,676
SOH/AGL Deduction		87,795
ASSESSED VALUE		207,881
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		151,470
TOTAL JUST VALUE		295,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31590	POOL	285	11/18/2013
29800	SFR	703	12/06/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1811	1/06/2025	QC	U	I	11	100
GRANTOR: LENAVITT MARK TODD						
GRANTEE: LENAVITT MARK AND S						
1281/0001	8/29/2014	WD	Q	I	01	168,000
GRANTOR: NICOLE L RAY (SINGLE)						
GRANTEE: MARK TODD & SHELLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N12 W16 S12 E16$ W35 S26 FGR= S22 E20 N22 W20$ E20 FOP= S4 E38 N4 W38$ E38 N26$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	865.00	UT	2.00	2.00	100	2012	2012	3	100	1,730	
3	0280	POOL R/CON	0	100	13	39	507.00	UT	70.00	70.00	100	2014	2014	3	76	26,972	
4	0060	CARPORT F	0	100	24	24	600.00	UT	3.50	3.50	100	2014	2014	3	100	2,100	
5	0296	SHED METAL	0	100	12	20	240.00	UT	9.00	9.00	100	2014	2014	3	100	2,160	
6	0169	FENCE/WOOD	0	100	0	0	416.00	UT	10.50	10.50	100	2014	2014	3	100	4,368	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 44,730

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 JB Total Acres: 0.59 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS