

BEG SW COR OF NW1/4 OF NE1/4, RU  
328.52 FT, SE 71 DEG 99 FT, S 14  
78 DEG 145.08 FT, SW 13 DEG 269.

EWANUS MICHAEL W  
101 NE OMAR TER  
LAKE CITY, FL 32055

**2026**

28-1S-17-04583-004  
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	09	PINE WOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019	101.77	227,863	1963	1963	0	0	35.00	65.00

Heated Area: 1800 HX Base Yr 2019

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	28117.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	119,071
FGR	338	55		186	12,304
FOP	42	30		13	860
FSP	600	40		240	15,876
TOTALS	2,780			2,239	148,111

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		148,111	
TOTAL MARKET OB/XF VALUE		300	
TOTAL LAND VALUE - MARKET		31,900	
TOTAL MARKET VALUE		180,311	
SOH/AGL Deduction		67,079	
ASSESSED VALUE		113,232	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		61,821	
TOTAL JUST VALUE		180,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,336	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/2469	11/26/2014	WD	U	I	12	45,000
GRANTOR: CP-SRM OF II 2012-A TR						
GRANTEE: MICHAEL W & HALLIE						
1276/0922	6/23/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (THOMA						
GRANTEE: CP SRM OF II						

BUILDING NOTES

BUILDING DIMENSIONS
FGR= W13 BAS= W14 FSP= N24 W 25 S24 E25\$ W52 S26 E27 FOP= S6 E7 N6 W7\$ E7 S6 E14 N6 E18 N26\$ S26 E13 N26\$.

LAND DESCRIPTION		TOTAL OB/XF															300							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	3.19	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,900							