

LOT 57 & N1/2 LOT 58 EASTSIDE VI
732-255, 791-2049, WD 1221-1960,

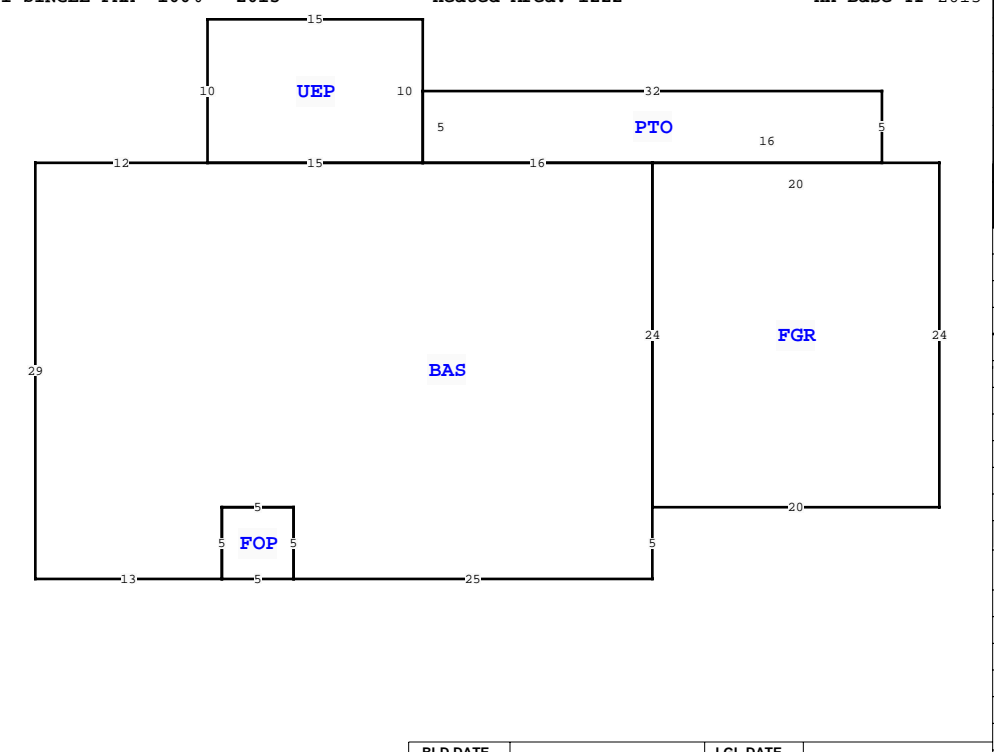
NORRIS JOHNNIE F/NORRIS CONNIE GAIL
140 SE TRISTIN LANE
LAKE CITY, FL 32025

2026

34-3S-17-07018-157
PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,592	97.6536	109.37	174,117	1994	1994		0	0	35.00	65.00



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC 34317.040 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100		1,222	86,873
FGR	480	55		264	18,768
FOP	25	30		8	569
PTO	160	5		8	569
UEP	150	60		90	6,398
TOTALS	2,037			1,592	113,176

140 SE TRISTIN LN, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/21/2023 MLU

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		1.50	1.50	100	0	0	3	100	864	

LAND DESCRIPTION													TOTAL OB/XF												
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	113,176		
TOTAL MARKET OB/XF VALUE	864		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	136,540		
SOH/AGL Deduction	71,873		
ASSESSED VALUE	64,667		
TOTAL EXEMPTION VALUE	HX HB 39,667		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	136,540		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	136,540		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8542	SFR	36,000	06/29/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/0677	9/25/2014	WD	Q	I	01	78,500
GRANTOR: SUSAN KAY ENGLE						
GRANTEE: JOHNNIE F & CONNIE						
1221/1960	9/21/2011	WD	U	V	11	100
GRANTOR: CATHERINE A JAMES (RE						
GRANTEE: SUSAN KAY ENGLE (R						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W12 S29 E13 FOP= E5 N5 W5 S5\$ N5 E5 S5 E25 N5 FGR= E20 N24 W20 S24\$ N24 PTO= E16N5 W32 S5 E16\$ W16 UEP= N10 W15 S10 E15\$ W15\$.												