

LOT 1 LITTLE FORTY-SEVEN
 ACRES S/D. ORB 729-326,
 876-204, QCD 1286-1251, WD

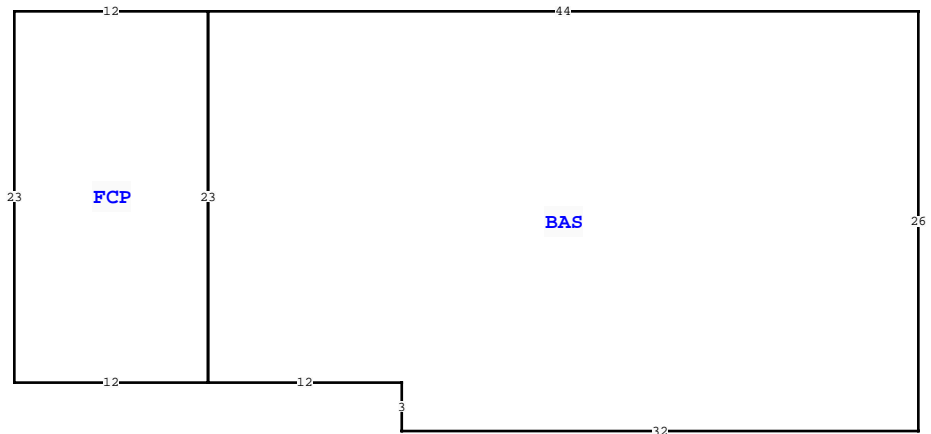
EBELINK ERIC D/DOUGLAS LYNNETTE K
 284 SW WALTER AVE
 LAKE CITY, FL 32024

2026

35-4S-16-03293-101


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,108	100	
FCP	276	25	
TOTALS	1,384		1,177 102,081

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%	2017		157,047	1990	2000		0	35.00	65.00
				Heated Area: 1108			HX Base Yr 2017				



Site plan diagram showing FCP (Front Corner Parcel) and BAS (Back Area Subdivision) with dimensions: 12, 23, 44, 26, 32, 12.

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			102,081
TOTAL MARKET OB/XF VALUE			4,363
TOTAL LAND VALUE - MARKET			16,200
TOTAL MARKET VALUE			122,644
SOH/AGL Deduction			37,420
ASSESSED VALUE			85,224
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			33,813
TOTAL JUST VALUE			122,644
NCON VALUE			1,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,024
LAND:1:1: 0.54 AC			
SALE:1:1: LOT 1, LITTLE FORTY SEVEN ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043848	Roof Replacement	7,890	03/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/2001	2/29/2016	WD	Q	I	01	93,000
GRANTOR: AMANDA B LAUGHLIN						
GRANTEE: ERIC D EBELINK & LY						
1286/1251	12/17/2014	QC	U	I	11	100
GRANTOR: PETER M LAUGHLIN						
GRANTEE: AMANDA B LAUGHLIN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	100
2	0166	CONC, PAVMT	0	100	0	0	1,224.00	UT	2.00	2.00	90
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100
TOTALS											

BUILDING NOTES			
284 SW WALTER AVE, LAKE CITY			
BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026
INC DATE		AG DATE	MLU

BUILDING DIMENSIONS											
BAS= W44 FCP= W12 S23 E12 N23\$ S23 E12 S3 E32 N26\$.											

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		A-1	105.00	225.00	0.54	AC		1.00	1.00	1.50	20,000.00	30,000.00	16,200							