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

2027

35-4S-16-03293-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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. 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

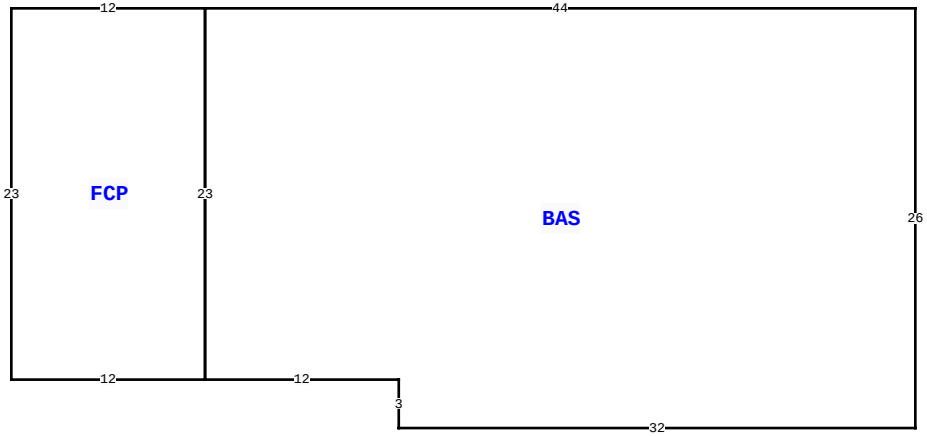
NEIGHBORHOOD/LOC 35416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,108	100		1,108	94,382
FCP	276	25		69	5,877
TOTALS	1,384			1,177	100,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,177	119.1360	131.05	154,246	1990	2000	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1108 HX Base Yr 2017



284 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,260
TOTAL MARKET OB/XF VALUE		4,363
TOTAL LAND VALUE - MARKET		16,200
TOTAL MARKET VALUE		120,823
SOH/AGL Deduction		33,042
ASSESSED VALUE		87,781
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,370
TOTAL JUST VALUE		120,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,644

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FCP= W12 S23 E12 N23$ S23 E12 S3 E32 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	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	100	1993	1993	3	100	360	
2	0166	CONC,PAVMT	0	100	0	0	1,224.00	UT	2.00	2.00	90	1993	1993	3	90	2,203	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,363

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

REVIEW DATE 01/23/2026 BY KS Total Acres: 0.54 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 11/16/2026 BY SYS