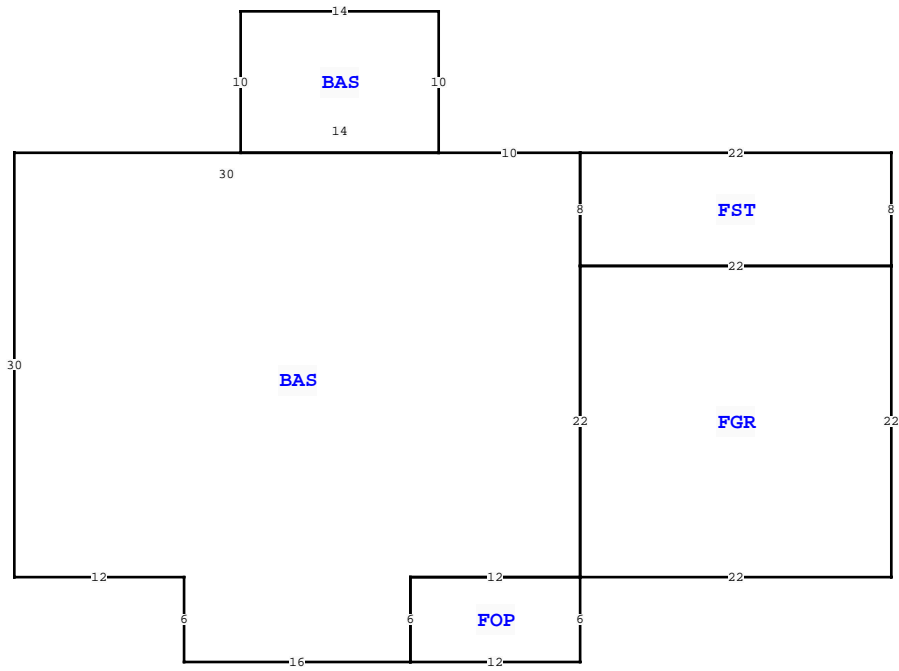




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0102	SFRS/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	140	100	
BAS	1,296	100	
FGR	484	55	
FOP	72	30	
FST	176	55	
TOTALS	2,168		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,821	121.6000	136.19	248,002	1971	1995	0	0	30.00	70.00
1 SINGLE FAM 0% - 2025 Heated Area: 1436 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			185,571
TOTAL MARKET OB/XF VALUE			4,040
TOTAL LAND VALUE - MARKET			33,600
TOTAL MARKET VALUE			223,211
SOH/AGL Deduction			0
ASSESSED VALUE			223,211
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			223,211
TOTAL JUST VALUE			223,211
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054007	Electrical Servic		09/09/2025
000052239	Roof Replacement	15,183	02/04/2025
16336	M H	125	11/29/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/702	12/26/2024	WD	Q	I	01	284,900
GRANTOR: DEAS CHARLES E						
GRANTEE: PETRIK LONDON LEE						
0837/2133	4/08/1997	WD	Q	I		61,000
GRANTOR: DOROTHY P & WILLIAM S						
GRANTEE: CHARLES DEAS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	17	17	UT	1.12	1.12	100	0
2	0297	SHED CONCR	0	0	10	12	UT	4.30	4.30	100	2017
3	9947	Septic	0	0	0	0	UT	3,000.00	3,000.00	100	
4	0294	SHED WOOD/	0	0	0	0	UT	0.00	0.00	100	2017

TOTAL OB/XF												4,040			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	0		A-1	0.00	0.00	1.10	AC	1.00				
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC	1.00				

BUILDING NOTES											
BAS=[ORIG=0,0] W10 W30 S30 E12 S6 E16 N6 E12 N22 N8 \$											
FGR=[ORIG=0,30] E22 N22 W22 S22 \$											
FST=[ORIG=0,8] E22 N8 W22 S8 \$											
BAS=[ORIG=-10,0] N10 W14 S10 E14 \$											
FOP=[ORIG=-12,36] E12 N6 W12 S6 \$											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W10 W30 S30 E12 S6 E16 N6 E12 N22 N8 \$											
FGR=[ORIG=0,30] E22 N22 W22 S22 \$											
FST=[ORIG=0,8] E22 N8 W22 S8 \$											
BAS=[ORIG=-10,0] N10 W14 S10 E14 \$											
FOP=[ORIG=-12,36] E12 N6 W12 S6 \$											

LAND DESCRIPTION												TOTAL OB/XF												4,040			
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	0		A-1	0.00	0.00	1.10	AC	1.00	1.00	1.00	1.00	16,000.00	16,000.00	17,600										
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	1.00	16,000.00	16,000.00	16,000										

COMM SW COR OF SEC, RUN N 60.61
CR-238, RUN E 147.5 FT, N 315 FT
139 FT, N 656.32 FT, W 139 FT, S

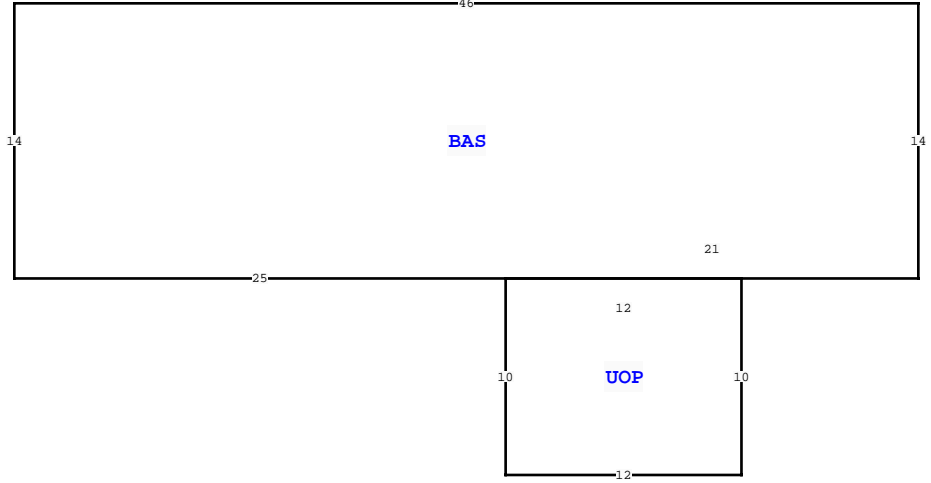
PETRIK LONDON LEE/ERVIN PHYLLIS E
169 SE HORACE WITT WAY
LAKE CITY, FL 32025

2026

35-5S-17-09520-000
VALUATION SUMMARY PAGE 2 of 2

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	02	WALL BD/WD	100		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Stories	1.	1.	100		
Architectual	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	04	04			
DOR CODE	0102 SFRES/MOBILE HOME				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	35517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	11,438
UOP	120	25		30	533
TOTALS	764			674	11,970

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	674	74.0050	44.40	29,926	1992	1992	0	0	60.00	40.00
2 MOBILE HME 0% - 2025 Heated Area: 644 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,571
TOTAL MARKET OB/XF VALUE		4,040
TOTAL LAND VALUE - MARKET		33,600
TOTAL MARKET VALUE		223,211
SOH/AGL Deduction		0
ASSESSED VALUE		223,211
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		223,211
TOTAL JUST VALUE		223,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/702	12/26/2024	WD	Q	I	01	284,900
GRANTOR: DEAS CHARLES E						
GRANTEE: PETRIK LONDON LEE						
0837/2133	4/08/1997	WD	Q	I		61,000
GRANTOR: DOROTHY P & WILLIAM S						
GRANTEE: CHARLES DEAS						

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

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			05/06/2026 MLU		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W46S14 E25 UOP= S10 E12N10 W12S E21 N14S.											

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