LOT 18 SOUTHWOOD ACRES S/D UNIT

300-473, LE 803-2293, DC 978-243

LYNN ROBERT G & SANDRA M FAMILY TRUST DATED AUGUST
248 WOODWARD RD
NASSAU, NY 12123-4115

2027

36-4S-16-03373-018

BUILDING CHARACTERISTICS

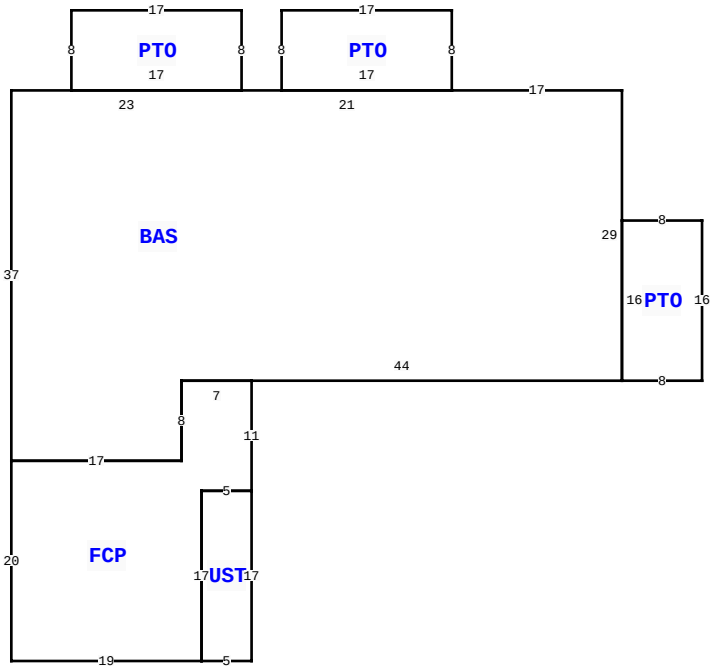
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100		1,905	151,500
FCP	451	25		113	8,987
PTO	128	5		6	477
PTO	136	5		7	556
PTO	136	5		7	556
UST	85	45		38	3,022
TOTALS	2,841			2,076	165,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	111.2300	122.35	253,999	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1905 HX Base Yr



197 SW PRISM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0081	DECKING WI	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	165,099
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	40,400
TOTAL MARKET VALUE	207,499
SOH/AGL Deduction	0
ASSESSED VALUE	207,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,499
TOTAL JUST VALUE	207,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045000	Roof Replacement	19,708	07/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1356/1609	2/27/2018	WD	U	I	11	100
GRANTOR: SANDRA M & ROBERT G L						
GRANTEE: SANDRA M & ROBERT G						
1007/1343	2/18/2004	WD	Q	I	01	100
GRANTOR: SANDRA M LYNN						
GRANTEE: SANDRA M & ROBERT G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N8 W17 S8 E17$ W21 PTO= N8 W17 S8 E17 $ W23 S37 FCP= S20 E19 UST= E5 N17 W5 S17$ N17E5 N11 W7 S8 W17$ E17 N8 E44 PTO= E8 N16 W8 S16$ N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0		A-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,400							

REVIEW DATE 01/28/2026 BY KS Total Acres: 2.02 Total Land Value: 40,400 Market: 0 Agricultural: 0 Common: 40,400 PRINTED 11/17/2026 BY SYS