COMM NW COR OF NW1/4, RUN E
644.25 FT, S 24.88 FT TO S
R/W LITTLE RD FOR POB, CONT S

LAMMERS KYLE
123 SW SOUTHWOOD WAY
LAKE CITY, FL 32024

2025

01-5S-16-03399-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

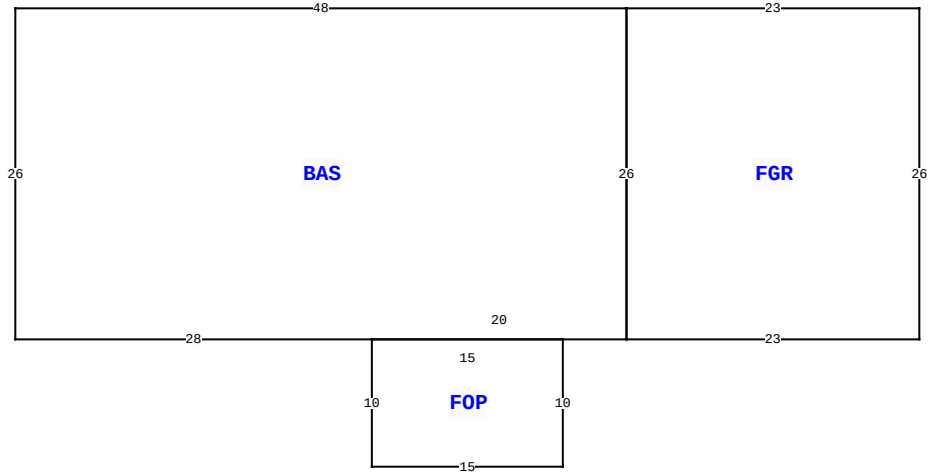
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	8416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	95,965
FGR	598	55	329	25,299
FOP	150	30	45	3,461
TOTALS	1,996		1,622	124,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	112.6620	118.30	191,883	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1248 HX Base Yr 2017



123 SW SOUTHWOOD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,724
TOTAL MARKET OB/XF VALUE		4,110
TOTAL LAND VALUE - MARKET		11,295
TOTAL MARKET VALUE		140,129
SOH/AGL Deduction		51,575
ASSESSED VALUE		88,554
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,554
TOTAL JUST VALUE		140,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,129

LAND:1:1: 0.52 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0101	12/26/2014	WD	U	I	38	77,000
GRANTOR: DANIEL & ANNA RAINBOL						
GRANTEE: KYLE LAMMERS (SINGL						
1183/0357	10/19/2009	WD	U	I	30	148,000
GRANTOR: LYNDON RAINBOLT						
GRANTEE: DANIEL & ANNA RAINB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E28 FOP= S10 E15 N10 W15$ E20 FGR= E23 N26W23 S26$ 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
5	0166	CONC,PAVMT	0	100	72	5	360.00	UT	2.25	2.25	100	2009	2009	3	100	810	

LAND DESCRIPTION

TOTAL OB/XF 4,110

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		RSF-	2175.00	125.00	0.50	AC		1.00	1.00	1.50	15,000.00	22,500.00	11,295							

REVIEW DATE 09/04/2019 BY KR Total Acres: 0.50 Total Land Value: 11,295 Market: 0 Agricultural: 0 Common: 11,295 PRINTED 12/11/2024 BY SYS