LOT 19 HAIGHT-ASHBURY S/D.
WD 1021-2921, TD 1301-72, WD 138

HERRERA-HOIAAS MAGALY/RAMOS JAIME
188 SE LINDALE GLN
LAKE CITY, FL 32025

2025

03-4S-17-07486-119

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

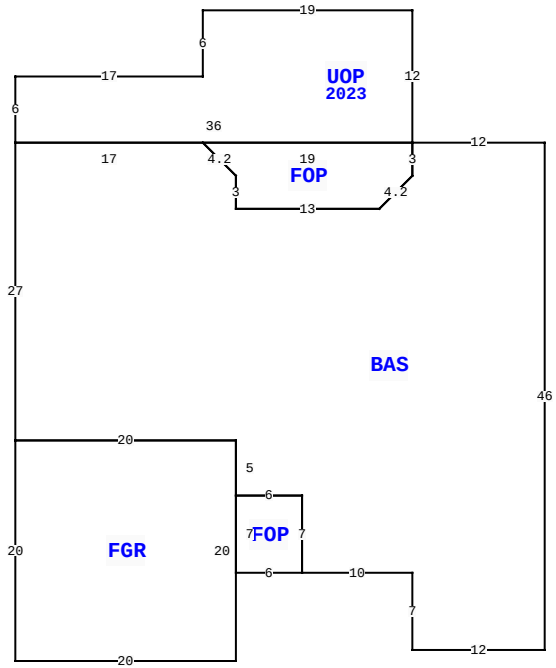
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	1,578	188,830
FGR	400	55	220	26,326
FOP	42	30	13	1,555
FOP	96	30	29	3,470
UOP	330	20	66	7,898
TOTALS	2,446		1,906	228,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,906	118.7109	124.65	237,583	2019	2019	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1578 HX Base Yr 2023



188 SE LINDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		228,080
TOTAL MARKET OB/XF VALUE		3,891
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		250,471
SOH/AGL Deduction		60,135
ASSESSED VALUE		190,336
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,336
TOTAL JUST VALUE		250,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38575	SFR	0	09/09/2019
38121	SFR	738	05/16/2019
38122	SFR	739	05/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/209	7/27/2022	WD	Q	I	01	300,000
GRANTOR: SOUCINEK MAEGHEN ELIZ						
GRANTEE: HERRERA-HOIAAS MAGA						
1417/2497	8/03/2020	WD	Q	I	01	179,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: MAEGHAN ELIZABETH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S3 D3L3 W13 N3 U3L3 W17 S27 E20 S5 E6 S7 E10 S7 E12 N46 $
FGR=[ORIG=-48,27] S20 E20 N20 W20 $
FOP=[ORIG=-12,0] W19 D3R3 S3 E13 U3R3 N3 $
FOP=[ORIG=-28,32] S7 E6 N7 W6 $
UOP=[YR=2023;ORIG=-48,-6] S6 E36 N12 W19 S6 W17 $
.

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	797.00	UT	3.00	3.00	100	2019	2019	3	100	2,391	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,891

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/16/2022 BY ME Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 12/31/2024 BY SYS