S DIV: LOT 22 & N1/2 LOT 23 LESL
304-92, LE 848-1534, DC 1218-951

EPPS CHRISTOPHER S JR/EPPS BRITTANY N
532 SE HUGO LN
LAKE CITY, FL 32025

2026

00-00-00-13688-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

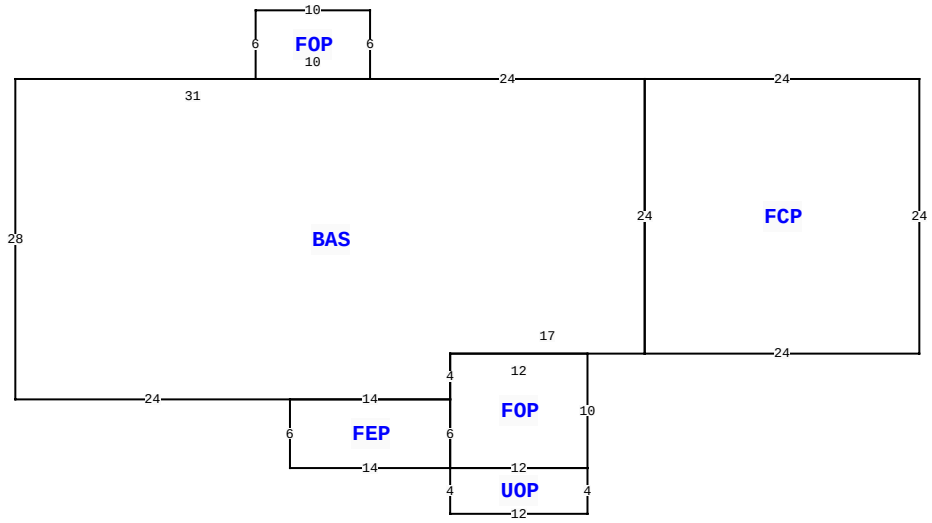
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100		1,472	141,569
FCP	576	25		144	13,849
FEP	84	80		67	6,444
FOP	60	30		18	1,731
FOP	120	30		36	3,462
UOP	48	20		10	962
TOTALS	2,360			1,747	168,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,747	124.9000	139.89	244,388	1955	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2025 Heated Area: 1472 HX Base Yr 2025



532 SE HUGO LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		168,017
TOTAL MARKET OB/XF VALUE		2,410
TOTAL LAND VALUE - MARKET		11,925
TOTAL MARKET VALUE		182,352
SOH/AGL Deduction		0
ASSESSED VALUE		182,352
TOTAL EXEMPTION VALUE	HX HB 13	182,352
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		182,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/108	7/31/2023	WD	Q	I	01	227,500
GRANTOR: DE SANTOS JUAN						
GRANTEE: EPPS CHRISTOPHER S						
1482/2066	1/12/2023	QC	U	I	11	100
GRANTOR: BOLANOS JOSE G						
GRANTEE: SANTOS JUAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N6 W10 S6 E10$W31 S28 E24 FEP= S6 E14 N6 W14$ E14 FOP= S6 UOP= S4 E12N4 W12$ E12 N10 W12 S4$ N4 E17FCP= E24 N24 W24 S24$ N24$.

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	620.00	620.00	50	0	0	3	50	310	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,410

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	0.00	0.00	15,900.00	SF		1.00	1.00	1.00	0.75	0.75	11,925							

REVIEW DATE 09/25/2023 BY ME Total Acres: 0.37 Total Land Value: 11,925 Market: 0 Agricultural: 0 Common: 11,925 PRINTED 11/07/2025 BY SYS