W1/2 OF THE FOLLOWING: COMM 326.
COR OF SE1/4 OF NW1/4, RUN SE 34
RUN NE 210 FT, SE 228.34 FT, SW

SEGURA OSCAR OMAR
370 SW THOMPKINS LOOP
LAKE CITY, FL 32025

2026

01-4S-16-02650-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04

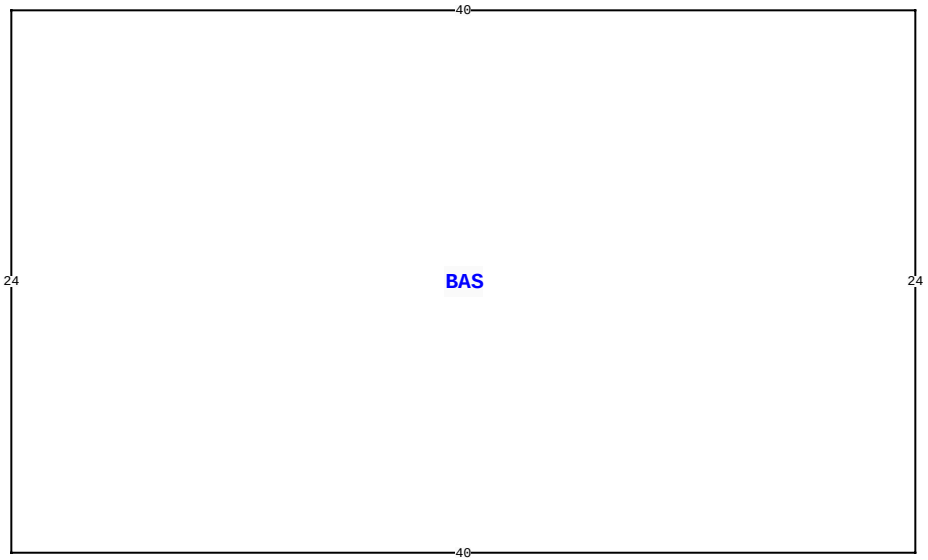
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	72,204
TOTALS	960			960	72,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	960	104.9256	117.52	112,819	2014	2014	0	0	25	11.00	64.00

3 SINGLE FAM 0% - 2023 Heated Area: 960 HX Base Yr



185 SW CARDINAL PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	72,204
TOTAL MARKET OB/XF VALUE	3,740
TOTAL LAND VALUE - MARKET	14,040
TOTAL MARKET VALUE	89,984
SOH/AGL Deduction	0
ASSESSED VALUE	89,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,984
TOTAL JUST VALUE	89,984
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048681	Electrical Servic	0	11/17/2023
30018	SFR	325	03/20/2012
14984	M H	125	01/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2374	7/11/2022	WD	Q	I	01	95,000
GRANTOR: POULTNEY KIMBERLY						
GRANTEE: SEGURA OSCAR OMAR						
1398/0232	11/05/2019	QC	U	I	11	100
GRANTOR: GEORGE & SHELBY POULT						
GRANTEE: KIMBERLY POULTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 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	0296	SHED METAL	0	0	18	20	360.00	UT	9.00	9.00	100	2014	2014	3	100	3,240	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,740

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		00	0.00	0.00	0.52	AC		1.00	1.00	1.50	18,000.00	27,000.00	14,040							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.52 Total Land Value: 14,040 Market: 0 Agricultural: 0 Common: 14,040 PRINTED 11/18/2025 BY SYS