LOT 22 SOUTHWOOD MEADOWS S/D.
741-1722, 745-2122, CT 1029-1946

HUGUET MARTA/HUGUET HERMES
172 SW ERIN GLN
LAKE CITY, FL 32024

2026

01-5S-16-03405-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

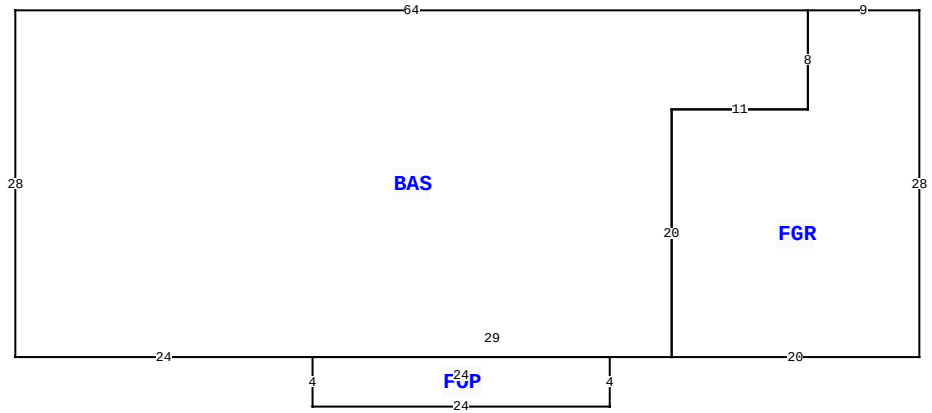
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100		1,572	143,208
FGR	472	55		260	23,686
FOP	96	30		29	2,642
TOTALS	2,140			1,861	169,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,861	124.8440	139.83	260,224	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 2017 Heated Area: 1572 HX Base Yr 2017



172 SW ERIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,536
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		201,336
SOH/AGL Deduction		71,932
ASSESSED VALUE		129,404
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,682
TOTAL JUST VALUE		201,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046686	Roof Replacement	10,500	03/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/1969	4/13/2018	QC	U	I	11	100
GRANTOR: MARTA HUGUET & HERMES						
GRANTEE: MARTA HUGUET ETAL						
1321/2650	9/09/2016	WD	Q	I	01	130,000
GRANTOR: RIMROCK DEVELOPMENT L						
GRANTEE: MARTA & HERMES HUGU						

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	100	12	16	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S28 E24 FOP= S4 E24 N4 W24$ E29 FGR= E20 N28W9 S8 W11 S20$ N20 E11 N8$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/30/2023 BY jerry Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2025 BY SYS