LOT 13 BLOCK B SOUTHWOOD MEADOWS
778-1105, 852-1780, WD 1224-1768

SANTIAGO GILBERTO MARTINEZ
342 SW ERIN GLN
LAKE CITY, FL 32024

2026

01-5S-16-03405-263

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

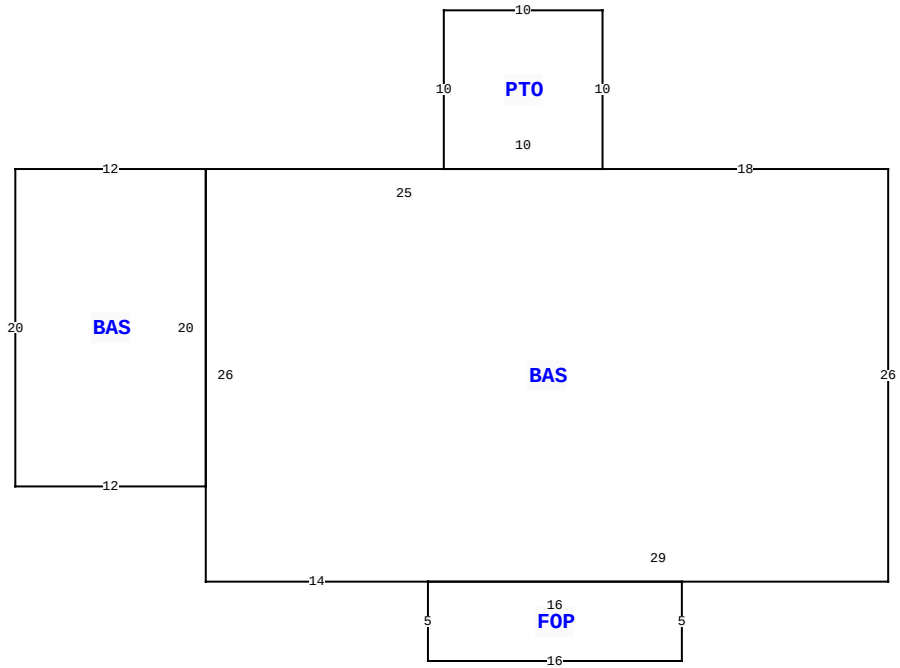
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	240	100		240	32,288
BAS	1,118	100		1,118	150,406
FOP	80	30		24	3,229
PTO	100	5		5	673
TOTALS	1,538			1,387	186,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,387	137.2800	153.75	213,251	1993	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2024 Heated Area: 1358 HX Base Yr 2024



342 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		186,595
TOTAL MARKET OB/XF VALUE		15,182
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		231,777
SOH/AGL Deduction		51,659
ASSESSED VALUE		180,118
TOTAL EXEMPTION VALUE	HX HB 13	180,118
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		231,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30608	MAINT/ALTR	30	11/19/2012
6888	SFR	28,000	02/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1496/1008	8/02/2023	WD	Q	I	01	325,000
GRANTOR: COOK JEREMIAH J						
GRANTEE: SANTIAGO GILBERTO M						
1224/1768	11/03/2011	WD	U	I	11	100
GRANTOR: JEREMIAH J (AKA JERRY						
GRANTEE: JEREMIAH J & ABBIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N10 W10 S10 E10$ W25 BAS= W12 S20 E12 N20$ S26 E14 FOP= S5 E16 N5 W16$ E29 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	3	26	78.00	UT	1.40	1.40	100	0	0	3	100	109	
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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1994	1994	3	50	200	
4	0169	FENCE/WOOD	0	100	0	0	320.00	UT	10.50	10.50	100	2009	2009	3	100	3,360	
5	0294	SHED WOOD/	0	100	15	15	225.00	UT	11.00	11.00	100	2009	2009	3	100	2,475	
6	0166	CONC,PAVMT	0	100	0	0	3,128.00	UT	2.25	2.25	100	2009	2009	3	100	7,038	

LAND DESCRIPTION

TOTAL OB/XF 15,182

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-	1145.00	302.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/29/2023 BY ME Total Acres: 1.01 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2025 BY SYS