LOT 7 HAIGHT-ASHBURY S/D.
WD 1022-1448, WD 1059-705, WD 10

GARCIA FIDENCIO/GARCIA ROCHELLE L
257 SE LINDALE GLN
LAKE CITY, FL 32025

2026

03-4S-17-07486-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

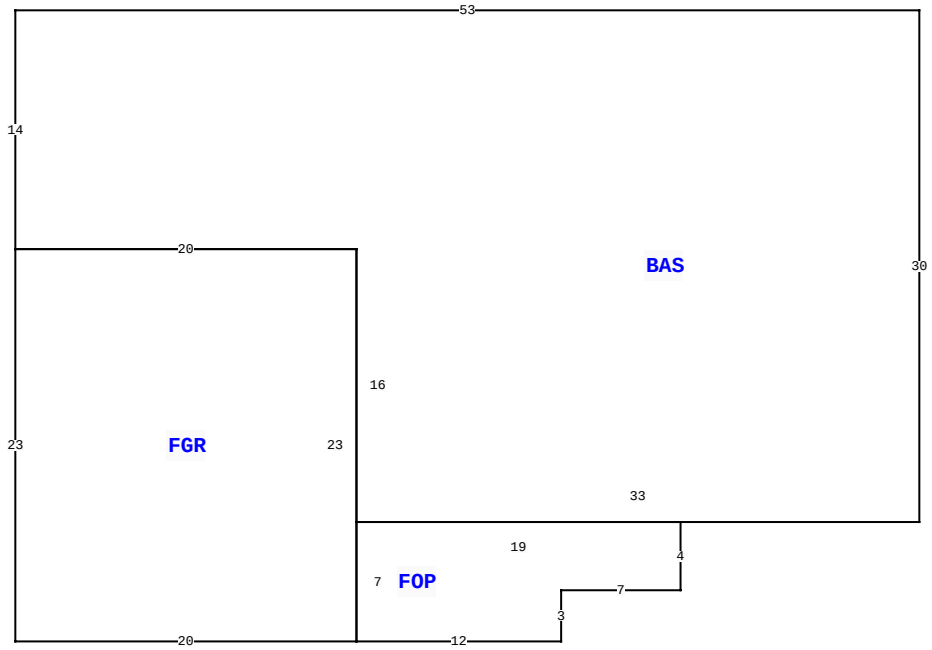
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,270	100		1,270	133,492
FGR	460	55		253	26,594
FOP	112	30		34	3,574
TOTALS	1,842			1,557	163,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,557	117.3150	131.39	204,574	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2009 Heated Area: 1270 HX Base Yr 2009



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

257 SE LINDALE GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,659
TOTAL MARKET OB/XF VALUE		2,565
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		184,724
SOH/AGL Deduction		73,266
ASSESSED VALUE		111,458
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		55,736
TOTAL JUST VALUE		184,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046523	Roof Replacement	15,500	02/14/2023
22454	SFR	433	11/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/0456	1/22/2007	WD	Q	I		151,000
GRANTOR: DAVID & MELIMDA PETER						
GRANTEE: FIDENCIO & ROCHELLE						
1109/0455	1/19/2007	QC	Q	I	01	100
GRANTOR: CHAD W TRUDELL						
GRANTEE: DAVID & MELINDA PET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S14 FGR= S23 E20 N23 W20$ E20 S16 FOP= S7 E12 N3 E7 N4 W19$ E33 N30$.

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	946.00	UT	2.50	2.50	100	2005	2005	3	100	2,365	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,565

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 05/03/2023 BY jerry Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS