

LOT 10 HAIGHT-ASHBURY S/D.
WD 1022-1448,WD 1246-60, WD 1417

THE THEOS TRUST
3811 TURNING TIDES TER
BRADENTON, FL 34208

2026

03-4S-17-07486-110

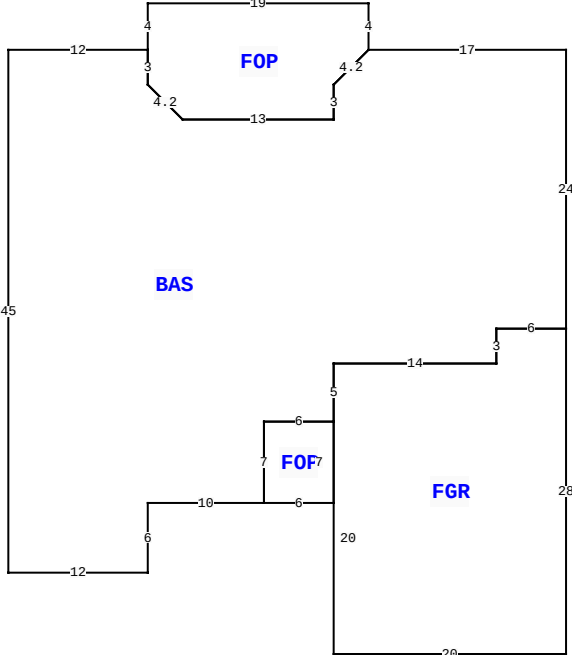
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100		1,548	202,105
FGR	518	55		285	37,210
FOP	42	30		13	1,698
FOP	172	30		52	6,789
TOTALS	2,280			1,898	247,800

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	600.00	UT	2.25	2.25	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,898	122.7050	137.43	260,842	2020	2020	0	0	5.00	95.00
1 SINGLE FAM 0% - 2024 Heated Area: 1548 HX Base Yr											
											
315 SE LINDALE GLN, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU											

TOTAL OB/XF											
1,350											

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1,350											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		247,800	
TOTAL MARKET OB/XF VALUE		1,350	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		267,650	
SOH/AGL Deduction		0	
ASSESSED VALUE		267,650	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		267,650	
TOTAL JUST VALUE		267,650	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		270,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40550	SFR	0	09/23/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1499/23	4/20/2023	QC	U	I	11
GRANTOR: DOMINION REAL ESTATE					
GRANTEE: THE THEOS TRUST					
1462/1789	3/17/2022	QC	U	I	11
GRANTOR: BOTTGER KIMBERLY					
GRANTEE: DOMINION REAL ESTAT					

BUILDING NOTES											
BAS=[ORIG=90,20] W17 D3L3 S3 W13 U3L3 N3 W12 S45 E12 N6 E10 N7 E6 N5 E14 N3 E6 N24 \$											
FGR=[ORIG=90,44] W6 S3 W14 S5 S20 E20 N28 \$											
FOP=[ORIG=64,52] E6 S7 W6 N7 \$											
FOP=[ORIG=73,16] W19 S4 S3 D3R3 E13 N3 U3R3 N4 \$											