COMM SE COR OF SE1/4 OF NE1/4, R
N 1304 FT (BEING 115 FT S OF THE
EMERSON RD) FOR POB, RUN W ALONG

REYES LUIS ALBERTO HERNANDEZ
158 SE PLANT ST
LAKE CITY, FL 32025

2026

03-4S-17-07572-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

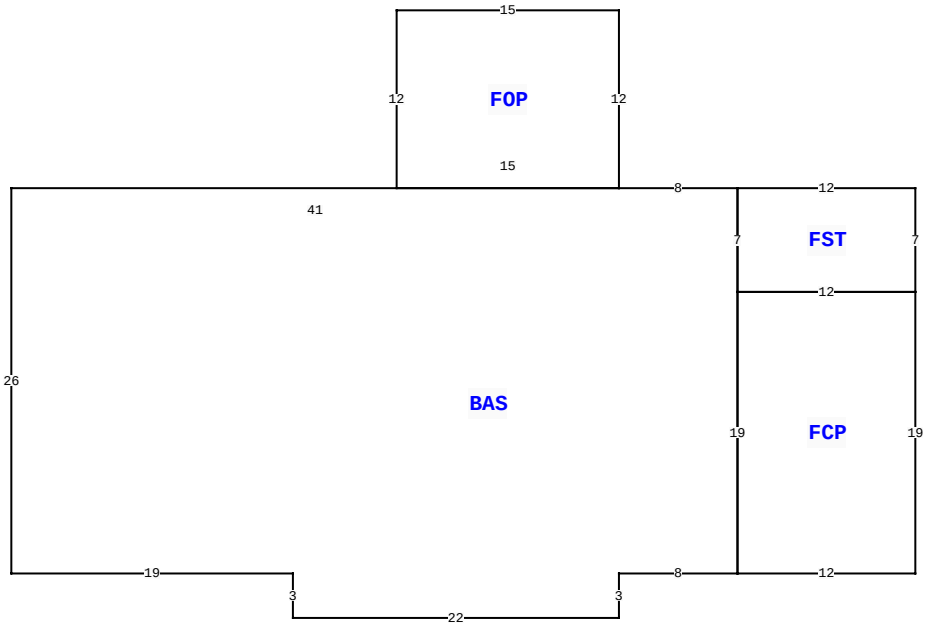
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100		1,340	137,164
FCP	228	25		57	5,835
FOP	180	30		54	5,527
FST	84	55		46	4,709
TOTALS	1,832			1,497	153,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,497	130.5600	146.23	218,906	1975	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2025 Heated Area: 1340 HX Base Yr



158 SE PLANT ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	153,234
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	189,234
SOH/AGL Deduction	0
ASSESSED VALUE	189,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,234
TOTAL JUST VALUE	189,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1410	11/05/2025	WD	Q	I	01	259,000
GRANTOR: DUREN JEFFREY						
GRANTEE: REYES LUIS ALBERTO						
1373/1345	11/28/2018	WD	U	I	12	120,000
GRANTOR: FEDERAL NATION AMORTG						
GRANTEE: JEFFREY & HEIDI DUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N12 W15 S12 E15$ W41 S26 E19 S3 E22 N3 E8 FCP= E12 N19 W12 S19$ N19 FST= E12 N7 W12 S7$ N7$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	12	16	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/01/2017 BY DF Total Acres: 0.90 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/11/2025 BY SYS