LOT 13 HEATHERWOOD S/D.
754-846, 847-1356, 865-1045, DC

AGUILAR JUAN C/AGUILAR ZEFERINA S
177 SW STELL GLN
LAKE CITY, FL 32024

2026

09-6S-17-09630-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

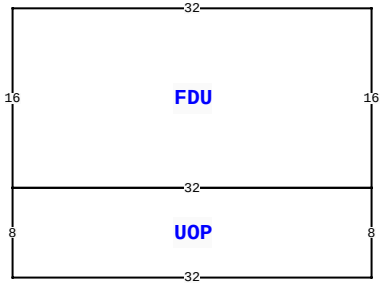
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 02
NEIGHBORHOOD/LOC	9617.0100	1.00/

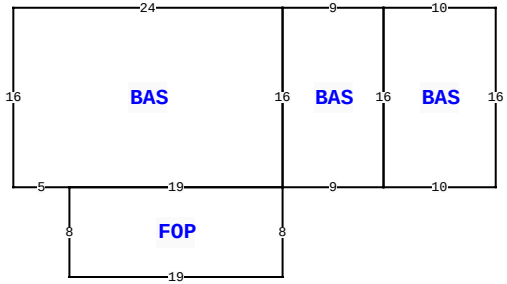
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	11,976
BAS	160	100		160	13,307
BAS	384	100		384	31,936
FDU	512	60		307	25,533
FOP	152	30		46	3,826
UOP	256	20		51	4,241
TOTALS	1,608			1,092	90,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,092	114.2400	127.95	139,721	1987	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 688 HX Base Yr 2023





177 SW STELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,819
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,200
TOTAL MARKET VALUE		131,019
SOH/AGL Deduction		3,835
ASSESSED VALUE		127,184
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,462
TOTAL JUST VALUE		131,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1450/630	10/13/2021	WD	Q	I	01	113,000
GRANTOR: CUMMINS P S						
GRANTEE: AGUILAR JUAN C						
1079/1995	3/31/2006	WD	U	I	09	150,000
GRANTOR: JOSEPH & CHERYL SMITH						
GRANTEE: P S CUMMINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S16 E5 FOP= S8 E19 N8 W19$ E19 BAS= E9 BAS= E10 N16 W10 S16$ N16 W9 S16$ N16$ PTR= N10 UOP= E32 N8 FDU= N16 W32 S16 E32$ W32 S8$ S10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,200							

REVIEW DATE 11/19/2021 BY CP Total Acres: 4.02 Total Land Value: 40,200 Market: 0 Agricultural: 0 Common: 40,200 PRINTED 11/19/2025 BY SYS