E1/2 OF NE1/4 OF SW1/4 OF SE1/4.

MILLER RHONDA LYNN/MILLER DAVID PAUL
178 SW HASTINGS WAY
LAKE CITY, FL 32024

2026

11-4S-15-00340-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

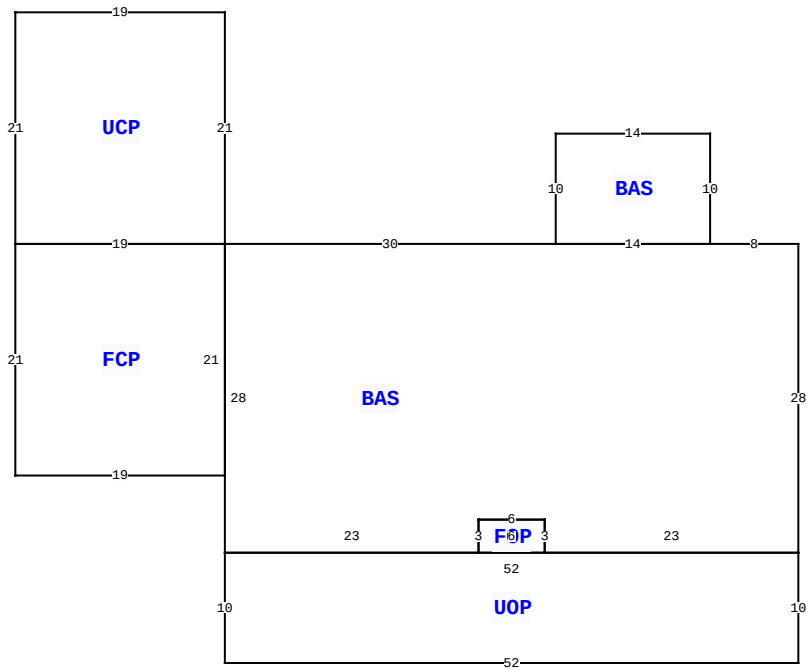
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	10,875
BAS	1,438	100		1,438	111,697
FCP	399	25		100	7,768
FOP	18	30		5	389
UCP	399	20		80	6,214
UOP	520	20		104	8,078
TOTALS	2,914			1,867	145,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	106.7000	119.50	223,106	1957	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1578 HX Base Yr 2021



178 SW HASTINGS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		145,019
TOTAL MARKET OB/XF VALUE		6,700
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		206,719
SOH/AGL Deduction		74,506
ASSESSED VALUE		132,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,491
TOTAL JUST VALUE		206,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046741	Remodel	12,026	03/14/2023
000046643	Remodel	6,991	03/03/2023
000043031	Solar Power Syste	63,376	10/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/2290	7/07/2020	WD	Q	I	01	119,000
GRANTOR: HEIDI KATHERINA & DAN						
GRANTEE: RHONDA LYYN & DAVID						
1270/0660	2/25/2014	WD	U	I	11	100
GRANTOR: ALFRED OMULETZS						
GRANTEE: HEIDI KATHERINA GLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UCP= N21 W19 S21 E19$ FCP= W19 S21 E19 N21$ S28 UOP= S10 E52 N10 W52$ E23 FOP= E6 N3 W6 S3$ N3 E6 S3 E23 N28 W8 BAS= N10 W14S10 E14$ W14$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1957	1957	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 6,700

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	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 04/25/2024 BY JB Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS