LOT 13 INDIANWOOD S/D.
ORB 722-210, 873-707,

HERNANDEZ MARIA LOURDES
174 SE APACHE WAY
LAKE CITY, FL 32025

**2026**

**16-4S-17-08382-163**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

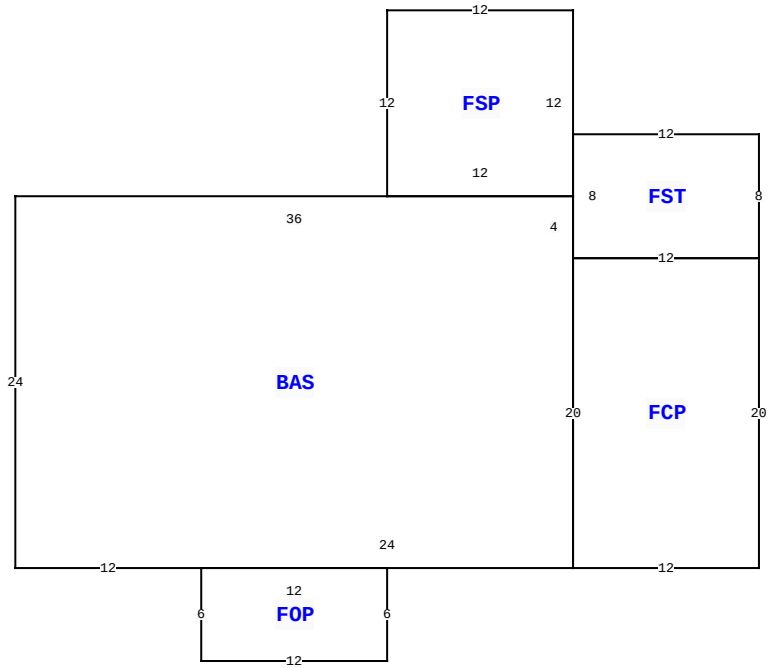
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 16417.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 864 | 100 | | 864 | 69,161 |
| FCP | 240 | 25 | | 60 | 4,803 |
| FOP | 72 | 30 | | 22 | 1,761 |
| FSP | 144 | 40 | | 58 | 4,643 |
| FST | 96 | 55 | | 53 | 4,243 |
| TOTALS | 1,416 | | | 1,057 | 84,610 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,057 | 109.9560 | 123.15 | 130,170 | 1980 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2000 Heated Area: 864 HX Base Yr 2000




174 SE APACHE WAY, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 84,610 |
| TOTAL MARKET OB/XF VALUE | | 1,500 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 104,610 |
| SOH/AGL Deduction | | 43,654 |
| ASSESSED VALUE | | 60,956 |
| TOTAL EXEMPTION VALUE | HX HB | 35,956 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 104,610 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 104,610 |

SALE:1:1: LOT 13 INDIANWOOD

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0873/0707 | 1/19/1999 | WD | Q | I | | 49,900 |
| GRANTOR: DERON | | | | | | |
| GRANTEE: HERNANDEZ | | | | | | |
| 0722/0210 | 6/11/1990 | WD | Q | I | | 41,500 |
| GRANTOR: CONNER CAROL | | | | | | |
| GRANTEE: JULIA DERON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP= N12 W12 S12 E12$ BAS= W36 S24 E12 FOP= S6 E12 N6 W12$
E24FCP= E12 N20 W12 S20$ N20 FST= E12 N8 W12 S8$ N4$.

## 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 3 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,500

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 05/03/2017 BY DF Total Acres: 0.45 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS