LOT 14 SADDLE OF THE SOUTH ESTAT

751-2137, 769-912, FJ 865-525, 9

HACMAN LAURA
156 96TH AVE 25#3
PLANTATION, FL 33324

2026

18-4S-17-08466-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

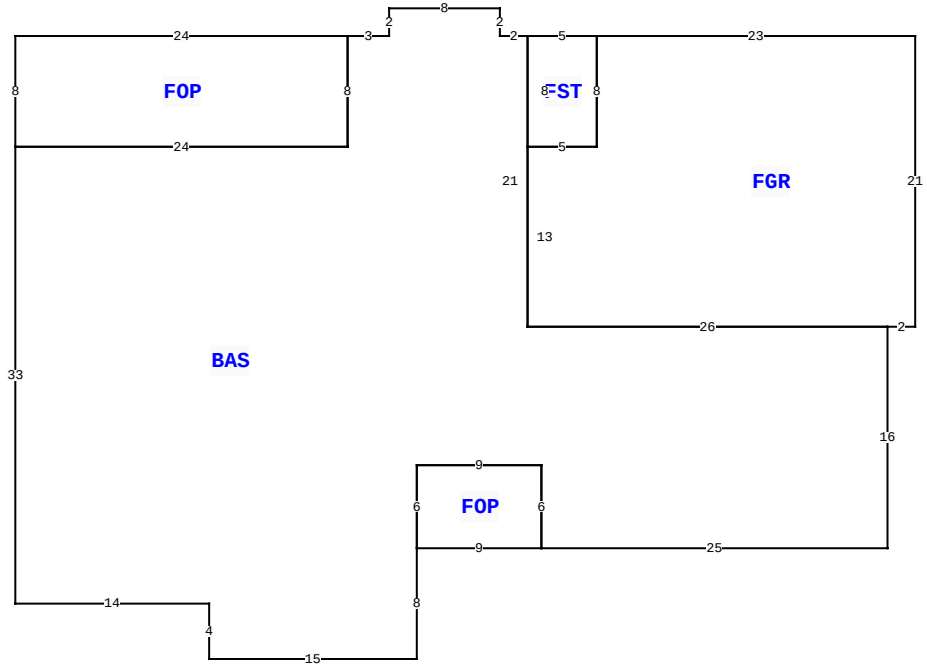
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100		1,731	177,728
FGR	548	55		301	30,905
FOP	54	30		16	1,643
FOP	192	30		58	5,955
FST	40	55		22	2,259
TOTALS	2,565			2,128	218,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	134.8128	150.99	321,307	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2026 Heated Area: 1731 HX Base Yr 2026



209 SW BULLARD CT, 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		218,489
TOTAL MARKET OB/XF VALUE		7,552
TOTAL LAND VALUE - MARKET		25,875
TOTAL MARKET VALUE		251,916
SOH/AGL Deduction		87,768
ASSESSED VALUE		164,148
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,426
TOTAL JUST VALUE		251,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,129

LAND:1:1: 1.37 AC.

SALE:1:1: LOT 14 SADDLE OF THE SOUTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6643	SFR	44,000	12/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/2305	10/23/2025	WD	Q	I	01	330,000
GRANTOR: MCARDLE ELIZABETH BUL						
GRANTEE: HACMAN LAURA						
1450/1815	10/15/2021	WD	Q	I	01	240,000
GRANTOR: HARPER GRACE						
GRANTEE: MCARDLE ELIZABETH B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FOP= W24 S8 E24 N8$ S8 W24 S33 E14 S4 E15 N8 FOP= E9 N6 W9 S6$ N6 E9 S6 E25 N16 FGR= E2 N21 W23 FST= W5 S8 E5 N8$ S8 W5 S13 E26$ W26 N21 W2 N2 W8 S2$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,180.00	UT	1.40	1.40	100	0	0	3	100	3,052	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 7,552

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.15	22,500.00	25,875.00	25,875							

REVIEW DATE 12/06/2021 BY CP Total Acres: 1.37 Total Land Value: 25,875 Market: 0 Agricultural: 0 Common: 25,875 PRINTED 11/18/2025 BY SYS