COMM SW COR OF SW1/4 OF SW1/4, R
TO E R/W OF A CO RD, RUN N 231.6
RUN N 118.81 FT, E 158.79 FT, S

HERLONG AARON E/HERLONG MERCEDES
231 SW WALTER AVE
LAKE CITY, FL 32024

2026

36-4S-16-03322-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

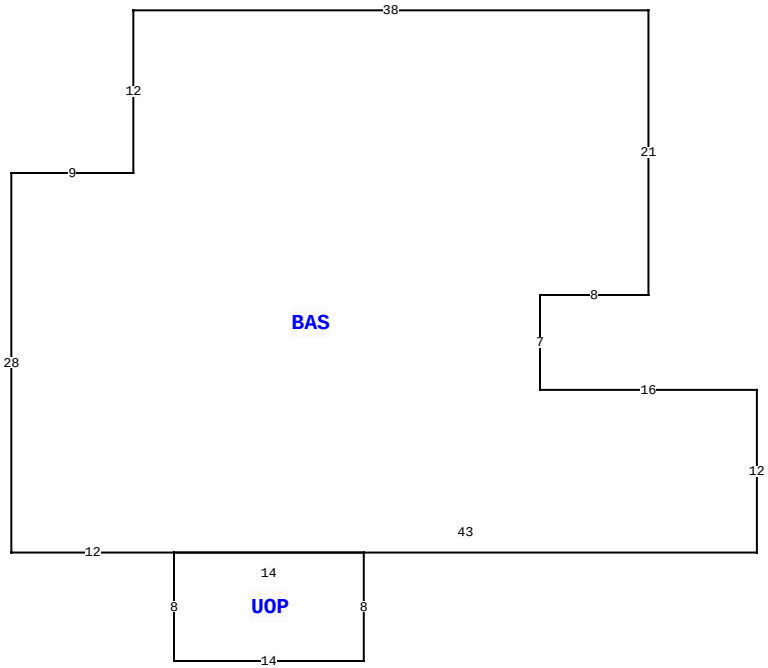
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	255,291
UOP	112	20		22	3,099
TOTALS	1,924			1,834	258,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	136.7300	153.14	280,859	1979	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 1812 HX Base Yr 2022



231 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		258,390
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		9,675
TOTAL MARKET VALUE		270,865
SOH/AGL Deduction		21,967
ASSESSED VALUE		248,898
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,176
TOTAL JUST VALUE		270,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,674

SALE:4:1: MOBILE HOMES & PER PRO WERE TRADED.

SALE:3:1: CERTIFICATE OF TITLE

SALE:2:1: 0.43 AC WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/923	4/16/2021	WD	Q	I	01	236,000
GRANTOR: MANALIS ANDREW						
GRANTEE: HERLONG AARON E						
1377/0068	1/22/2019	WD	Q	I	01	190,000
GRANTOR: MARK & MELINDA NICKEL						
GRANTEE: ANDREW & HANNA MANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S12 W9 S28 E12 UOP= S8 E14 N8 W14$ E43 N12 W16 N7 E8 N21$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0.43	AC		1.00	1.00	1.50	15,000.00	22,500.00	9,675							

REVIEW DATE 08/06/2017 BY BC Total Acres: 0.43 Total Land Value: 9,675 Market: 0 Agricultural: 0 Common: 9,675 PRINTED 11/07/2025 BY SYS