

LOT 22 SOUTHWOOD MEADOWS S/D.
741-1722, 745-2122, CT 1029-1946

HUGUET MARTA/HUGUET HERMES
172 SW ERIN GLN
LAKE CITY, FL 32024

2026

01-5S-16-03405-122
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
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	03	03 100
Kitchen Adjus	02	02 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2017									

Heated Area: 1572 HX Base Yr 2017

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,555
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		206,355
SOH/AGL Deduction		77,328
ASSESSED VALUE		129,027
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,616
TOTAL JUST VALUE		206,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,990

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100		1,572	145,758
FGR	472	55		260	24,107
FOP	96	30		29	2,689
TOTALS	2,140			1,861	172,555

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/16/2026	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046686	Roof Replacement	10,500	03/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/1969	4/13/2018	QC	U	I	11	100
GRANTOR: MARTA HUGUET & HERMES						
GRANTEE: MARTA HUGUET ETAL						
1321/2650	9/09/2016	WD	Q	I	01	130,000
GRANTOR: RIMROCK DEVELOPMENT L						
GRANTEE: MARTA & HERMES HUGU						

L N	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	0296	SHED METAL	0	100	12	16	1.00	UT 0.00	0.00	100	2019	2019	3	100	1,800

EXTRA FEATURES															
172 SW ERIN GLN, LAKE CITY															

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W64 S28 E24 FOP= S4 E24 N4 W24\$ E29 FGR= E20 N28W9 S8 W11 S20\$ N20 E11 N8\$.															

LAND DESCRIPTION																TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000								