LOT 23 SOUTHWOOD MEADOWS S/D.
744-753, PB 02-149CP 960-131 THR

BOCANEGRA JESUS A/BOCANEGRA TRACIE L
129 SW ERIN GLN
LAKE CITY, FL 32024

2027

01-5S-16-03405-123

BUILDING CHARACTERISTICS

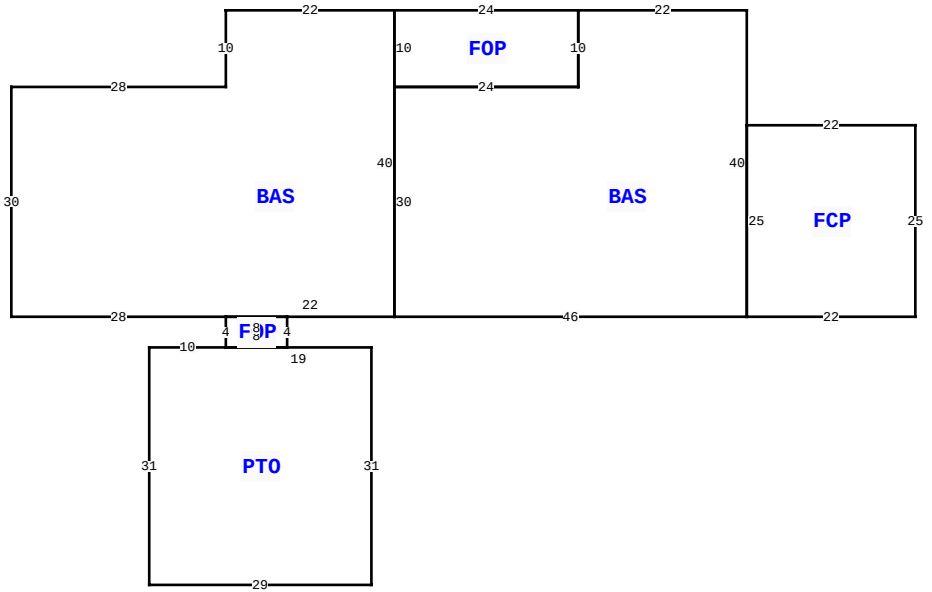
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	113,901
BAS	1,720	100		1,720	122,443
FCP	550	25		138	9,824
FOP	32	30		10	712
FOP	240	30		72	5,125
PTO	899	5		45	3,203
TOTALS	5,041			3,585	255,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,585	99.5600	109.52	392,629	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3320 HX Base Yr



129 SW ERIN GLN, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0210	GARAGE U	0	100	25	35	875.00	UT	18.00	18.00	100	1993	1993	3	100	15,750	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
4	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	70.00	100	2004	2004	3	43	19,505	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	255,209
TOTAL MARKET OB/XF VALUE	41,455
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	328,664
SOH/AGL Deduction	171,484
ASSESSED VALUE	157,180
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	105,769
TOTAL JUST VALUE	328,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31163	SFR	527	06/21/2013
21852	POOL	130	05/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0744/0753	4/05/1991	WD	Q	I		51,900

GRANTOR: PETE GIEBEIG

GRANTEE: BOCANEGRA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S10 W28 S30 E28 FOP= S4 PTO= W10 S31 E29 N31 W19$ E8 N4 W8$ E22 BAS= E46 FCP= E22 N25 W22 S25$ N40 W22 FOP= W24 S10 E24 N10$ S10 W24 S30$ N40$.

LAND DESCRIPTION

TOTAL OB/XF 41,455

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							

REVIEW DATE 01/13/2026 BY AJ Total Acres: 1.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS