LOT 7 HAIGHT-ASHBURY S/D.

WD 1022-1448, WD 1059-705, WD 10

GARCIA FIDENCIO/GARCIA ROCHELLE L
257 SE LINDALE GLN
LAKE CITY, FL 32025

2027

03-4S-17-07486-107

BUILDING CHARACTERISTICS

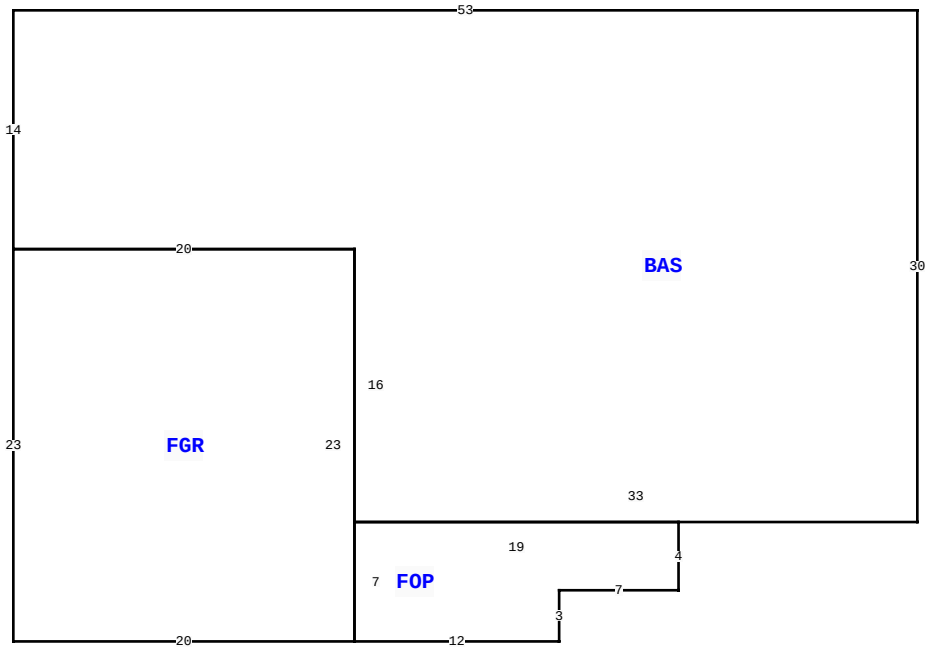
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,270	100		1,270	131,115
FGR	460	55		253	26,120
FOP	112	30		34	3,510
TOTALS	1,842			1,557	160,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,557	117.3150	129.05	200,931	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2009 Heated Area: 1270 HX Base Yr 2009



257 SE LINDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	946.00	UT	2.50	2.50	100	2005	2005	3	100	2,365	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		160,745
TOTAL MARKET OB/XF VALUE		2,565
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		185,810
SOH/AGL Deduction		71,342
ASSESSED VALUE		114,468
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		58,057
TOTAL JUST VALUE		185,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046523	Roof Replacement	15,500	02/14/2023
22454	SFR	433	11/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/0456	1/22/2007	WD	Q	I		151,000
GRANTOR: DAVID & MELIMDA PETER						
GRANTEE: FIDENCIO & ROCHELLE						
1109/0455	1/19/2007	QC	Q	I	01	100
GRANTOR: CHAD W TRUDELL						
GRANTEE: DAVID & MELINDA PET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S14 FGR= S23 E20 N23 W20$ E20 S16 FOP= S7 E12 N3 E7 N4 W19$ E33 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,565

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/03/2023 BY jerry Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS