LOT 10 HAIGHT-ASHBURY S/D.

WD 1022-1448,WD 1246-60, WD 1417

THE THEOS TRUST
3811 TURNING TIDES TER
BRADENTON, FL 34208

2027

03-4S-17-07486-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

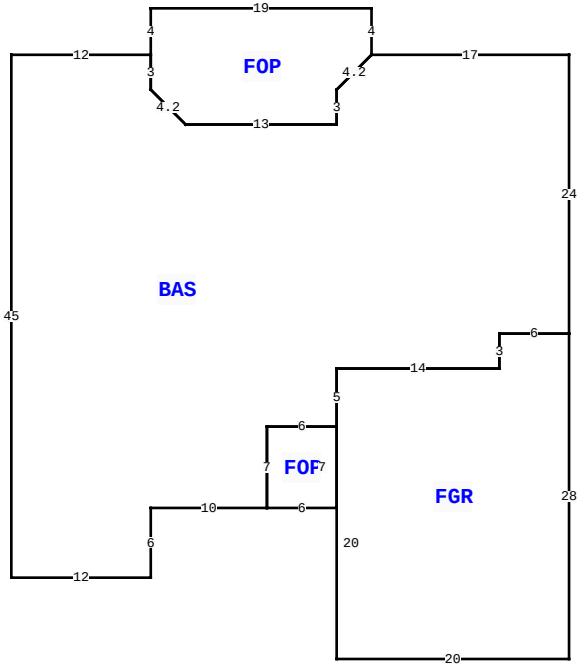
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100		1,548	198,502
FGR	518	55		285	36,546
FOP	42	30		13	1,667
FOP	172	30		52	6,668
TOTALS	2,280			1,898	243,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,898	122.7050	134.98	256,192	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2024 Heated Area: 1548 HX Base Yr



315 SE LINDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	243,382
TOTAL MARKET OB/XF VALUE	1,350
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	267,232
SOH/AGL Deduction	0
ASSESSED VALUE	267,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,232
TOTAL JUST VALUE	267,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40550	SFR	0	09/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/23	4/20/2023	QC	U	I	11	100
GRANTOR: DOMINION REAL ESTATE						
GRANTEE: THE THEOS TRUST						
1462/1789	3/17/2022	QC	U	I	11	100
GRANTOR: BOTTGER KIMBERLY						
GRANTEE: DOMINION REAL ESTAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=90,20] W17 D3L3 S3 W13 U3L3 N3 W12 S45 E12 N6 E10 N7 E6 N5 E14 N3 E6 N24 $
FGR=[ORIG=90,44] W6 S3 W14 S5 S20 E20 N28 $
FOP=[ORIG=64,52] E6 S7 W6 N7 $
FOP=[ORIG=73,16] W19 S4 S3 D3R3 E13 N3 U3R3 N4 $
.

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	0	0	0	600.00	UT	2.25	2.25	100	2021	2020		100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	0		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 12/28/2020 BY HC Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS