COMM SE COR OF SE1/4 OF NE1/4, R
N 1304 FT (BEING 115 FT S OF THE
EMERSON RD) FOR POB, RUN W ALONG

REYES LUIS ALBERTO HERNANDEZ
158 SE PLANT ST
LAKE CITY, FL 32025

2027

03-4S-17-07572-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

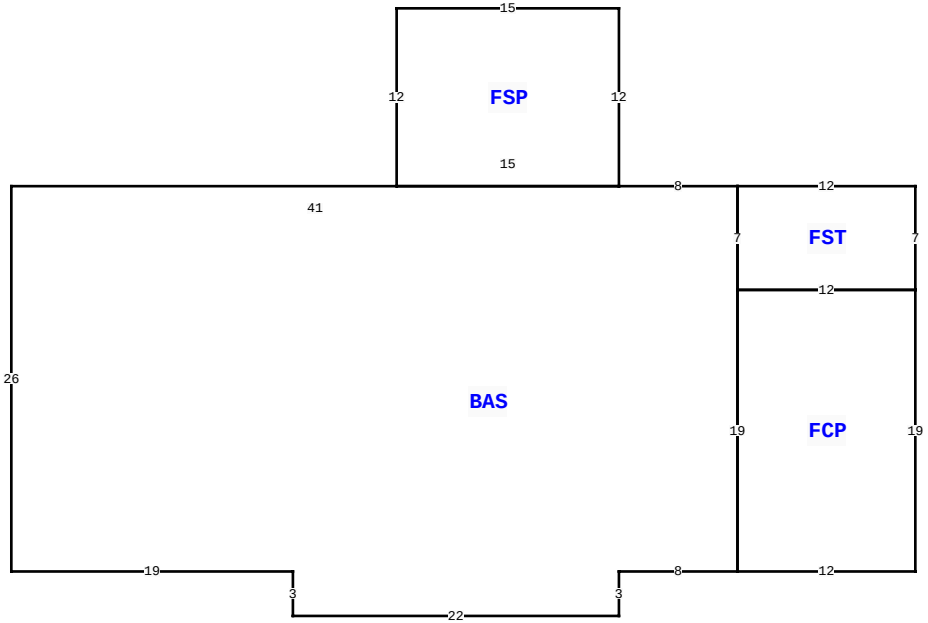
NEIGHBORHOOD/LOC 3417.0800 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100		1,340	139,826
FCP	228	25		57	5,948
FSP	180	40		72	7,513
FST	84	55		46	4,800
TOTALS	1,832			1,515	158,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,515	126.4800	139.13	210,782	1975	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 1340 HX Base Yr 2026



158 SE PLANT ST, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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		158,086
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		194,086
SOH/AGL Deduction		0
ASSESSED VALUE		194,086
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,675
TOTAL JUST VALUE		194,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1410	11/05/2025	WD	Q	I	01	259,000
GRANTOR: DUREN JEFFREY						
GRANTEE: REYES LUIS ALBERTO						
1373/1345	11/28/2018	WD	U	I	12	120,000
GRANTOR: FEDERAL NATION AMORTG						
GRANTEE: JEFFREY & HEIDI DUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W8 W41 S26 E19 S3 E22 N3 E8 N19 N7 $
FCP=[ORIG=0,26] E12 N19 W12 S19 $
FSP=[ORIG=-8,0] N12 W15 S12 E15 $
FST=[ORIG=0,7] E12 N7 W12 S7 $
.

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	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/04/2026 BY TP Total Acres: 0.90 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS