COMM 60 FT E OF NW COR OF SW1/4
246 FT, E 1332 FT FOR POB, CONT
FT, W 222 FT, N 196 FT TO POB. (

GLACKIN CHARITY A
178 N MARION AVE
LAKE CITY, FL 32055

2026

06-5S-17-09134-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

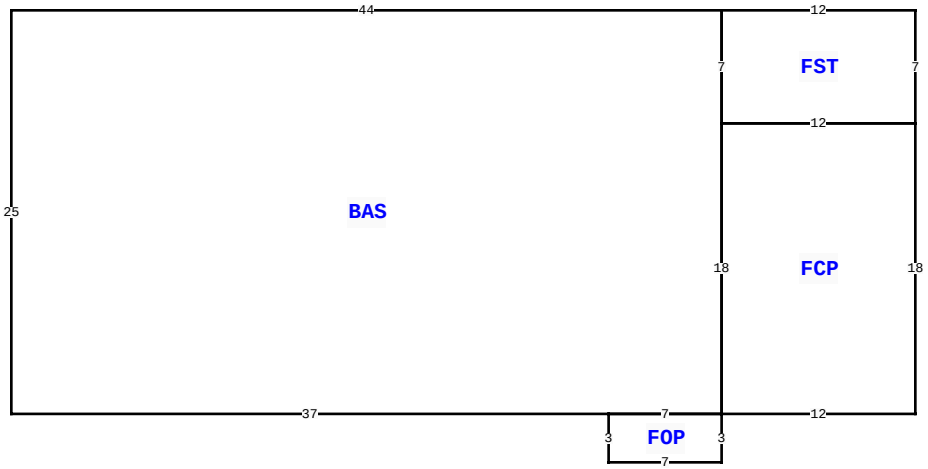
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	105,744
FCP	216	25		54	5,191
FOP	21	30		6	577
FST	84	55		46	4,422
TOTALS	1,421			1,206	115,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,206	120.4620	137.33	165,620	1972	2000	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2024 Heated Area: 1100 HX Base Yr 2024



374 SW TINA GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,934
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		139,534
SOH/AGL Deduction		3,163
ASSESSED VALUE		136,371
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		34,960
TOTAL JUST VALUE		139,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32300	MAINT/ALTR	25	09/17/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/2012	11/19/2024	QC	U	I	11	100
GRANTOR: GLACKIN LAWRENCE						
GRANTEE: GLACKIN CHARITY A						
1378/1227	2/15/2019	WD	Q	I	01	107,000
GRANTOR: PROACTIVE INVESTMENTS						
GRANTEE: LAWRENCE & CHARITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S25 E37 FOP= S3 E7N3 W7$ E7 FCP= E12 N18 W12 S18$ N18 FST= E12 N7 W12 S7$N7$.

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	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 05/13/2026 BY SYS