COMM NW COR OF LOT 1 BLOCK B HOL
RUN S 58.41 FT, W 808.30 FT FOR
DEG E 52.46 FT, N 80 DEG W 513.8

LANG JUSTIN/LANG LINDA
573 SW HIDEWAY DR
LAKE CITY, FL 32025

2027

07-4S-17-08110-004

BUILDING CHARACTERISTICS

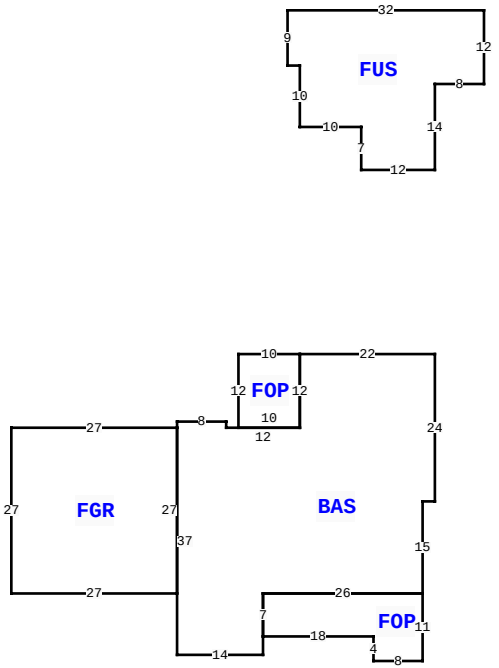
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100		1,516	148,913
FGR	729	55		401	39,389
FOP	120	30		36	3,536
FOP	214	30		64	6,287
FUS	616	100		616	60,509
TOTALS	3,195			2,633	258,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,633	119.0656	130.97	344,844	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2017 Heated Area: 2132 HX Base Yr 2017



573 SW HIDEAWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2005	2005	3	47	13,818	
4	0282	POOL ENCL	0	100	0	0	1,184.00	UT	15.00	15.00	100	2005	2005	3	40	7,104	
5	0166	CONC,PAVMT	0	100	15	18	270.00	UT	2.00	2.00	30	2005	2005	3	30	162	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,400	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
8	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	4,000	
9	0166	CONC,PAVMT	0	100	0	0	2,030.00	UT	2.00	2.00	100	2012	2012	3	100	4,060	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		258,633
TOTAL MARKET OB/XF VALUE		33,644
TOTAL LAND VALUE - MARKET		13,824
TOTAL MARKET VALUE		306,101
SOH/AGL Deduction		73,031
ASSESSED VALUE		233,070
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,659
TOTAL JUST VALUE		306,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22431	SFR	589	10/28/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/2765	11/06/2015	WD	Q	I	01	225,000
GRANTOR: RONALD MACK & CHERYLL						
GRANTEE: JUSTIN & LINDA LANG						
1228/0597	1/18/2012	WD	Q	I	01	170,000
GRANTOR: ROSEMARY E GOTTSCHALK						
GRANTEE: RONALD MACK & CHERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W10 S12 E10 N12$ S12 W12 N1 W8 S1 FGR= W27 S27 E27 N27$ S37 E14 N3 FOP= E18S4 E8 N11 W26 S7$ N7 E26 N15 E2 N24$ PTR= N30 FUS= N14 E8N12 W32 S9 E2 S10 E10 S7E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 33,644

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	1.20	AC		1.00	1.00	0.72	16,000.00	11,520.00	13,824							

REVIEW DATE 03/28/2017 BY DF Total Acres: 1.20 Total Land Value: 13,824 Market: 0 Agricultural: 0 Common: 13,824 PRINTED 11/17/2026 BY SYS