COMM NW COR OF SW1/4 OF SE1/4,
E 10 FT TO E R/W OF CO RD FOR
POB, CONT E 200 FT, S 210 FT,

HERNDON DAVID E/HERNDON JOANN D
1498 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024

2026

09-4S-16-02829-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

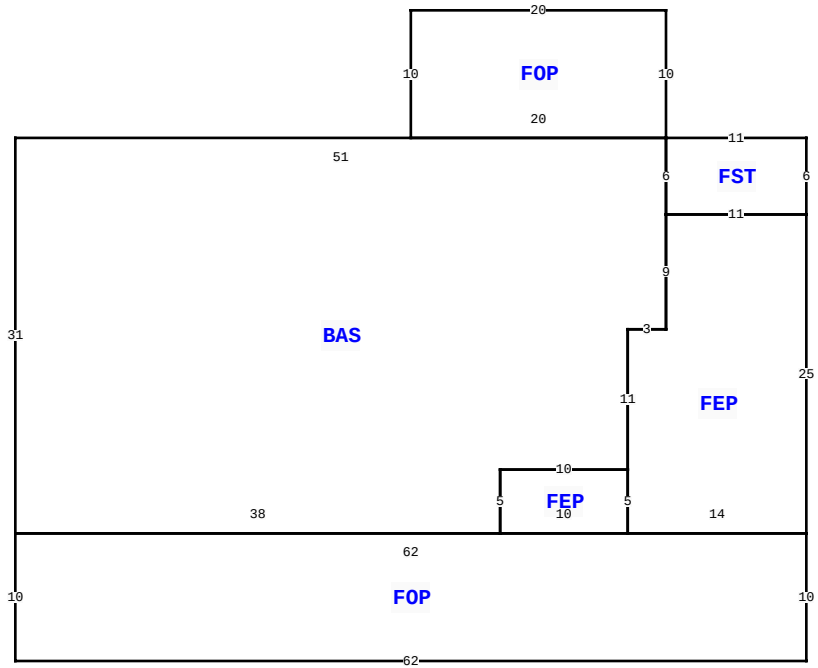
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	9416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,483	100		1,483	127,058
FEP	50	80		40	3,427
FEP	323	80		258	22,105
FOP	200	30		60	5,141
FOP	620	30		186	15,936
FST	66	55		36	3,084
TOTALS	2,742			2,063	176,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,063	115.6240	131.81	271,924	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1483 HX Base Yr 2019



1498 SW MOUNT CARMEL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,751
TOTAL MARKET OB/XF VALUE		4,507
TOTAL LAND VALUE - MARKET		12,917
TOTAL MARKET VALUE		194,175
SOH/AGL Deduction		67,355
ASSESSED VALUE		126,820
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,409
TOTAL JUST VALUE		194,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,077

SALE:1:1: 1 AC WITH HOUSE SALE TO LOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38082	MAINT/ALTR	263	05/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/2239	4/26/2018	WD	Q	I	01	75,000
GRANTOR: LONNIE HALTIWANGER TR						
GRANTEE: DAVID E & JOANN D H						
1249/0565	1/23/2013	WD	U	I	11	100
GRANTOR: LONNIE HALTIWANGER						
GRANTEE: LONNIE HALTIWANGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S31 FOP= S10 E62 N10 W62$ E38 FEP= E10 N5W10 S5$ N5 E10 FEP= S5 E14 N25 W11 S9 W3 S11$ N11 E3 N9 FST= E11 N6 W11 S6$ N6$ FOP= N10 W20 S10 E20$.

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	0210	GARAGE U	0	100	30	32	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0166	CONC,PAVMT	0	100	14	19	266.00	UT	2.00	2.00	40	1993	1993	3	40	213	
4	0251	LEAN TO W/	0	100	11	30	330.00	UT	3.00	3.00	60	1993	1993	3	60	594	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
6	0080	DECKING	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,507

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		A-1	0.00	0.00	0.92	AC		1.00	1.00	1.08	13,000.00	14,040.00	12,917							

REVIEW DATE 01/25/2024 BY KS Total Acres: 0.92 Total Land Value: 12,917 Market: 0 Agricultural: 0 Common: 12,917 PRINTED 05/12/2026 BY SYS