LOT 3 HOWARD ACRES S/D.
801-2386, 893-2549, 1007-1462, W

ALI MALAK HASSAN
230 SW GALLANT LN
LAKE CITY, FL 32024

2027

12-4S-15-00350-103

BUILDING CHARACTERISTICS

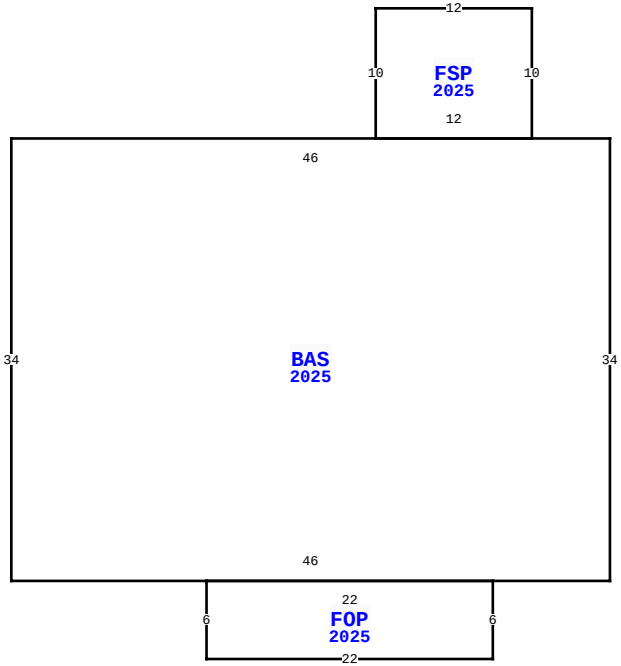
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2025	1,564	188,606
FOP	132	30	2025	40	4,823
FSP	120	40	2025	48	5,789
TOTALS	1,816			1,652	199,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,652	110.7400	121.81	201,230	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1564 HX Base Yr 2025



230 SW GALLANT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	10/20/2026 SF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,218
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		56,440
TOTAL MARKET VALUE		221,349
SOH/AGL Deduction		61,134
ASSESSED VALUE		160,215
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,804
TOTAL JUST VALUE		264,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048016	New Residential C	221,240	09/01/2023
000043246	Electrical Servic	0	11/24/2021
000042447	Storage Building	12,990	07/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/2542	3/12/2021	WD	Q	V	01	57,000
GRANTOR: HERRERA IBANES						
GRANTEE: ALI MALAK HASSAN						
1049/1416	6/15/2005	WD	Q	V		50,000
GRANTOR: GOMEZ						
GRANTEE: HERRERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-62,-17] E46 S34 W46 N34 $
FSP=[YR=2025;ORIG=-34,-27] E12 S10 W12 N10 $
FOP=[YR=2025;ORIG=-47,17] E22 S6 W22 N6 $
.

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	0030	BARN,MT	0	100	24	25	600.00	UT	15.00	15.00	100	2022	2021		100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	100					4.04	AC		1.00	1.00	1.00	280.00	280.00	1,131							
3	9910	M	MKT.VAL.AG	100					4.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,440							

REVIEW DATE 03/19/2026 BY robin Total Acres: 5.04 Total Land Value: 13,131 Market: 44,440 Agricultural: 1,131 Common: 12,000 PRINTED 11/17/2026 BY SYS