LOT 13 INDIANWOOD S/D.

ORB 722-210, 873-707,

HERNANDEZ MARIA LOURDES
174 SE APACHE WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-163

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

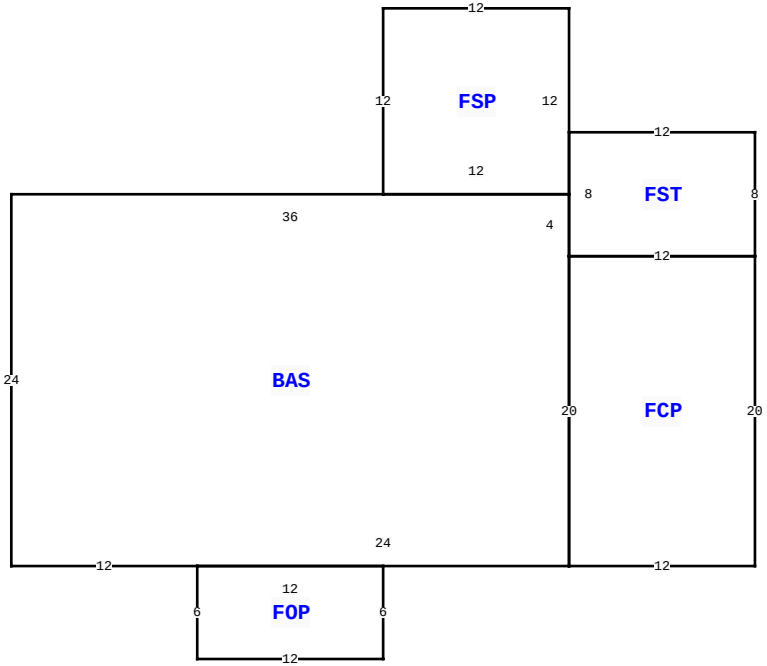
NEIGHBORHOOD/LOC 16417.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	69,161
FCP	240	25		60	4,803
FOP	72	30		22	1,761
FSP	144	40		58	4,643
FST	96	55		53	4,243
TOTALS	1,416			1,057	84,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,057	109.9560	123.15	130,170	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 864 HX Base Yr 2000



174 SE APACHE WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
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	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		84,610
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		108,610
SOH/AGL Deduction		47,831
ASSESSED VALUE		60,779
TOTAL EXEMPTION VALUE	HX HB	35,779
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,610

SALE:1:1: LOT 13 INDIANWOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0873/0707	1/19/1999	WD	Q	I		49,900
GRANTOR: DERON						
GRANTEE: HERNANDEZ						
0722/0210	6/11/1990	WD	Q	I		41,500
GRANTOR: CONNER CAROL						
GRANTEE: JULIA DERON						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N12 W12 S12 E12$ BAS= W36 S24 E12 FOP= S6 E12 N6 W12$
E24FCP= E12 N20 W12 S20$ N20 FST= E12 N8 W12 S8$ N4$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/03/2017 BY DF Total Acres: 0.45 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/09/2026 BY SYS