LOT 41 FAIRWAY VIEW S/D UNIT 1
ORB 327-558, 698-40, 775-2207,
815-182, 885-1432, WD 1020-

LATTIN THOMAS/SERGIO GIOVANNI
188 NW EGRET LN
LAKE CITY, FL 32055

2027

26-3S-16-02309-041

BUILDING CHARACTERISTICS

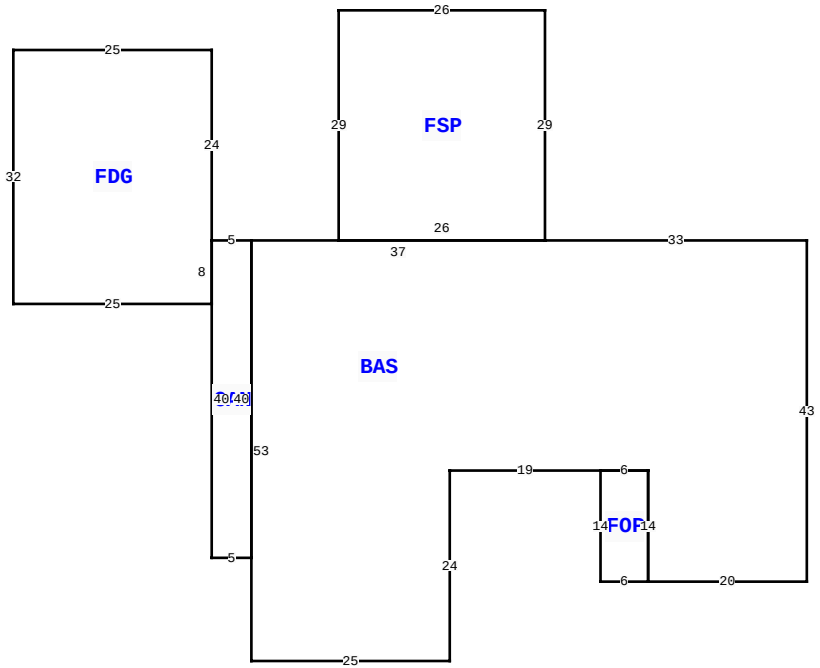
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,910	100		2,910	205,556
CAN	200	30		60	4,238
FDG	800	60		480	33,906
FOP	84	30		25	1,766
FSP	754	40		302	21,332
TOTALS	4,748			3,777	266,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,777	107.0289	117.73	444,666	1973	1973	0	0	5	35.00	60.00

1 SINGLE FAM 100% - 2016 Heated Area: 2910 HX Base Yr 2016



188 NW EGRET LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0220	JACUZZI	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
5	0282	POOL ENCL	0	100	32	29	928.00	UT	15.00	15.00	100	1993	1993	3	40	5,568	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		266,800
TOTAL MARKET OB/XF VALUE		24,904
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		333,704
SOH/AGL Deduction		136,235
ASSESSED VALUE		197,469
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,058
TOTAL JUST VALUE		333,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,553

SALE:2:1: WANTED DESPERATELY TO SELL - TOOK LESS

SALE:1:1: LOT 41 FAIRWAY VIEW UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042277	Roof Replacement	28,000	07/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/2196	6/02/2015	WD	U	I	38	152,000
GRANTOR: ROGER W & ROXANNE WAR						
GRANTEE: THOMAS LATTIN & GIO						
1020/1970	7/07/2004	WD	Q	I		210,000
GRANTOR: CENDANT MOBILITY						
GRANTEE: ROGER W & ROXANNE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 FSP= N29 W26 S29 E26$ W37 CAN= W5 FDG= N24 W25 S32 E25 N8$ S40 E5 N40$ S53 E25 N24 E19 FOP= S14 E6 N14 W6$ E6 S14 E20 N43$.

LAND DESCRIPTION

TOTAL OB/XF 24,904

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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.65 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/16/2026 BY SYS