

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

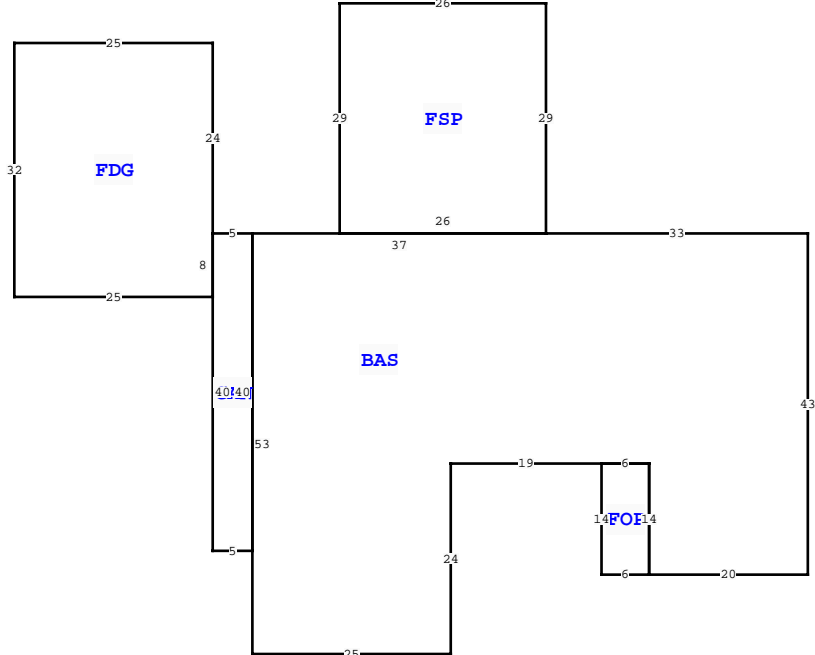
2026

26-3S-16-02309-041



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 Floor	14	CARPET 80
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2016		Heated Area: 2910						HX Base Yr 2016	



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	209,293
CAN	200	30		60	4,315
FDG	800	60		480	34,523
FOP	84	30		25	1,798
FSP	754	40		302	21,721
TOTALS	4,748			3,777	271,649

EXTRA FEATURES																	
L N	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	

188 NW EGRET LN, LAKE CITY			BLD DATE		LGL DATE	04/14/2026	MLU
			XF DATE		LAND DATE		
			INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			271,649
TOTAL MARKET OB/XF VALUE			24,904
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			338,553
SOH/AGL Deduction			146,836
ASSESSED VALUE			191,717
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			140,306
TOTAL JUST VALUE			338,553
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												
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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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								