LOT 53 FAIRWAY VIEW S/D UNIT I.
WD 455-438, WD 541-615,

CROSS HANLEY D/CROSS DAWN M
118 NW HERON GLEN
LAKE CITY, FL 32055

2027

35-3S-16-02309-053

BUILDING CHARACTERISTICS

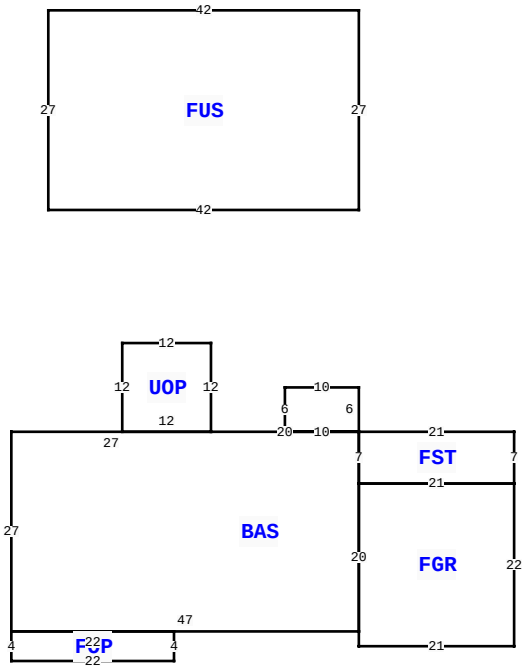
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	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	1,329	100		1,329	111,808
FGR	462	55		254	21,369
FOP	88	30		26	2,187
FST	147	55		81	6,815
FUS	1,134	100		1,134	95,403
UOP	144	20		29	2,439
TOTALS	3,304			2,853	240,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,853	117.6670	129.43	369,264	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2463 HX Base Yr 2018



118 NW HERON GLN, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0166	CONC,PAVMT	0	100	0	0	480.00	UT	2.00	2.00	100	1993	1993	3	100	960	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		240,022
TOTAL MARKET OB/XF VALUE		3,660
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		278,682
SOH/AGL Deduction		102,740
ASSESSED VALUE		175,942
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,531
TOTAL JUST VALUE		278,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052115	Roof Replacement	12,981	01/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0524	8/07/2017	WD	Q	I	01	171,500
GRANTOR: GIRISH & PREMALATHA B						
GRANTEE: HANLEY D & DAWN M C						
0541/0615	6/01/1984	WD	Q	V		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N6 W10 S6 E10 W20 UOP= N12 W12 S12 E12$ W27 S27 FOP= S4 E22 N4 W22$ E47 FGR= S2E21 N22 W21 S20$ N20 FST= E21 N7 W21 S7$ N7$ PTR= N30 FUS= N27 W42 S27 E42$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,660

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/24/2025 BY jerry Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS