LOT 54 FAIRWAY VIEW S/D UNIT I.
ORB 964-912.

COSTELLO CHRISTOPHER M/COSTELLO DEIDRE S
140 NW HERON GLN
LAKE CITY, FL 32055

2027

35-3S-16-02309-054

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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

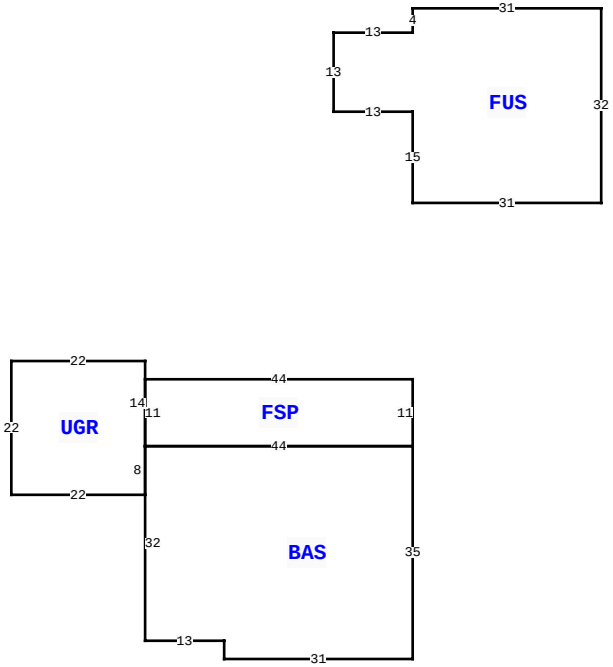
NEIGHBORHOOD/LOC 26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,501	100		1,501	132,864
FSP	484	40		194	17,172
FUS	1,161	100		1,161	102,768
UGR	484	45		218	19,297
TOTALS	3,630			3,074	272,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,074	123.7987	136.18	418,617	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2003 Heated Area: 2662 HX Base Yr 2003



140 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	0180	FPLC 1STRY	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0170	FPLC 2STRY	0	50	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
3	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,570	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		272,101
TOTAL MARKET OB/XF VALUE		7,320
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		321,421
SOH/AGL Deduction		110,805
ASSESSED VALUE		210,616
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		159,205
TOTAL JUST VALUE		321,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046764	Roof Replacement	19,753	03/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0964/0912	10/08/2002	WD	Q	I		182,000
GRANTOR: FELDER						
GRANTEE: COSTELLO						
0540/0491	4/01/1984	WD	Q	I		135,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N11 W44 S11 E44$ BAS= W44 UGR= N14 W22 S22 E22 N8$ S32 E13 S3 E31 N35 $ PTR=N40 FUS= E31 N32 W31 S4 W13 S13 E13 S15$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 7,320

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	50		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.61 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS