

COMM SW COR OF SW1/4 OF SW1/4, R  
TO E R/W OF A CO RD, RUN N 231.6  
RUN N 118.81 FT, E 158.79 FT, S

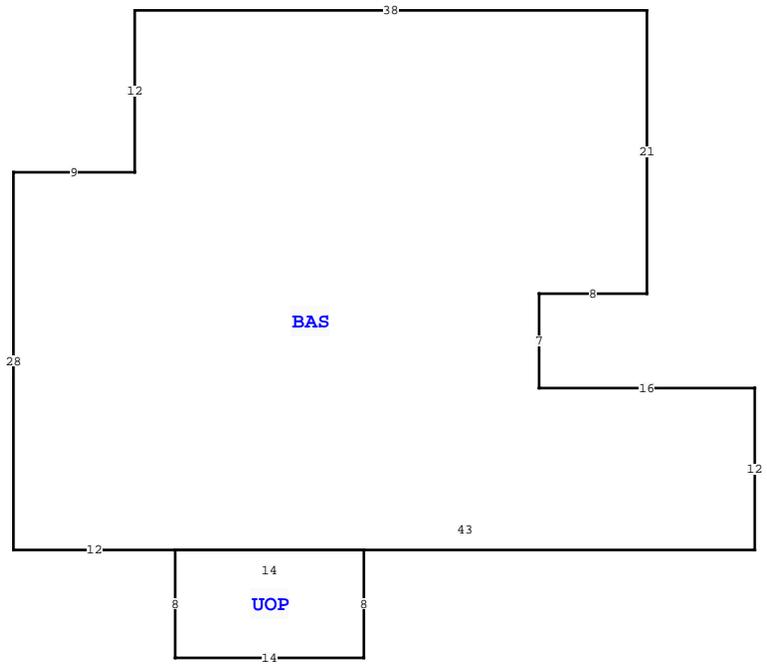
HERLONG AARON E/HERLONG MERCEDES  
231 SW WALTER AVE  
LAKE CITY, FL 32024

**2026**

36-4S-16-03322-007  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,812	100	
UOP	112	20	
TOTALS	1,924		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 2022										
Heated Area: 1812 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				258,390		
TOTAL MARKET OB/XF VALUE				2,800		
TOTAL LAND VALUE - MARKET				9,675		
TOTAL MARKET VALUE				270,865		
SOH/AGL Deduction				22,691		
ASSESSED VALUE				248,174		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				196,763		
TOTAL JUST VALUE				270,865		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				273,674		
SALE:4:1: MOBILE HOMES & PER PRO WERE TRADED.						
SALE:3:1: CERTIFICATE OF TITLE						
SALE:2:1: 0.43 AC WITH HOUSE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/923	4/16/2021	WD	Q	I	01	236,000
GRANTOR: MANALIS ANDREW						
GRANTEE: HERLONG AARON E						
1377/0068	1/22/2019	WD	Q	I	01	190,000
GRANTOR: MARK & MELINDA NICKEL						
GRANTEE: ANDREW & HANNA MANA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W38 S12 W9 S28 E12 UOP= S8 E14 N8 W14\$ E43 N12 W16 N7 E8 N21\$.						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0294	SHED WOOD/	0.00
2	0169	FENCE/WOOD	0.00

TOTAL OB/XF													2,800		
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	2,000

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	DPHT 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	0.43	AC		1.00	1.00	1.50	15,000.00	22,500.00	9,675							