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

2027

36-4S-16-03322-007

BUILDING CHARACTERISTICS

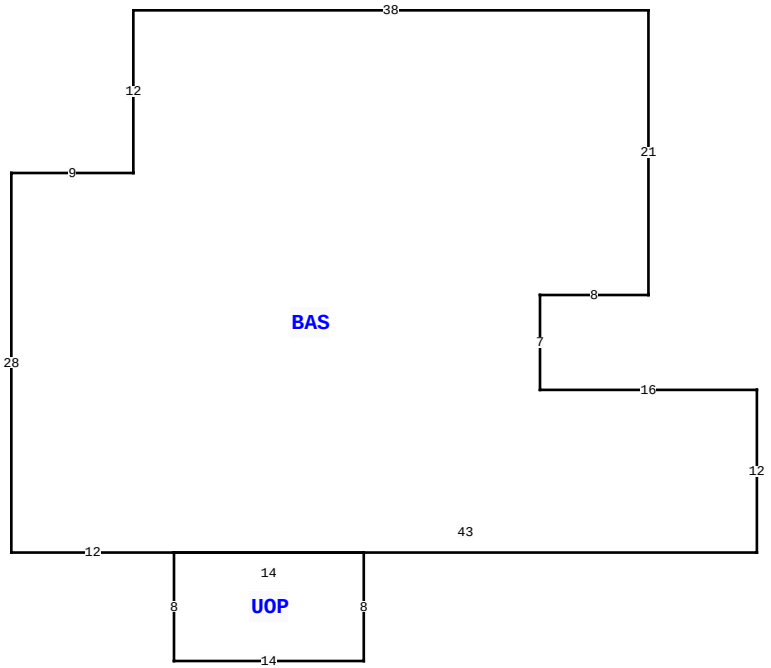
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	250,723
UOP	112	20		22	3,044
TOTALS	1,924			1,834	253,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	136.7300	150.40	275,834	1979	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 1812 HX Base Yr 2022



231 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		253,767
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		10,320
TOTAL MARKET VALUE		266,887
SOH/AGL Deduction		11,268
ASSESSED VALUE		255,619
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,208
TOTAL JUST VALUE		266,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,510

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$.

LAND DESCRIPTION

TOTAL OB/XF 2,800

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		A-1	0.00	0.00	0.43	AC		1.00	1.00	1.50	16,000.00	24,000.00	10,320							

REVIEW DATE 01/27/2026 BY KS Total Acres: 0.43 Total Land Value: 10,320 Market: 0 Agricultural: 0 Common: 10,320 PRINTED 11/17/2026 BY SYS