

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

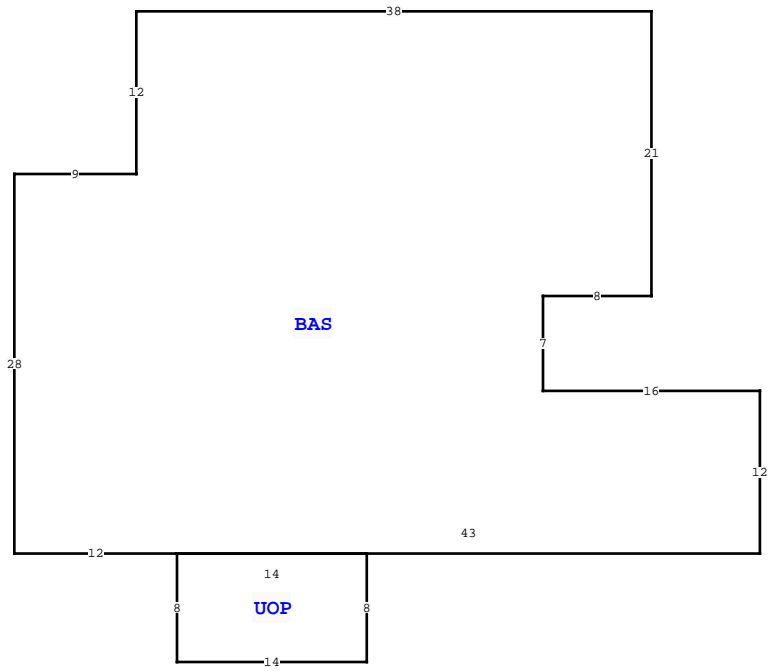
HERLONG AARON E/HERLONG MERCEDES
231 SW WALTER AVE
LAKE CITY, FL 32024

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		
0100	01	1,834	136.7300	153.14	280,859	1979	2017	0	0	8.00	92.00		
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				10,320	
TOTAL MARKET VALUE				271,510	
SOH/AGL Deduction				23,336	
ASSESSED VALUE				248,174	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				196,763	
TOTAL JUST VALUE				271,510	
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	
2	0169	FENCE/WOOD	0	100	0	0	0	0.00	0.00	

TOTAL OB/XF														2,800	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			04/15/2026			MLU									

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														
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	16,000.00	24,000.00	10,320							