LOT 8 BLOCK 5 OAK HILL ESTATES S
DC 1397-1115, LE 1397-2456,

COWDREY ANN
306 SE OAK HILL ST
LAKE CITY, FL 32025

2025

03-4S-17-07532-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

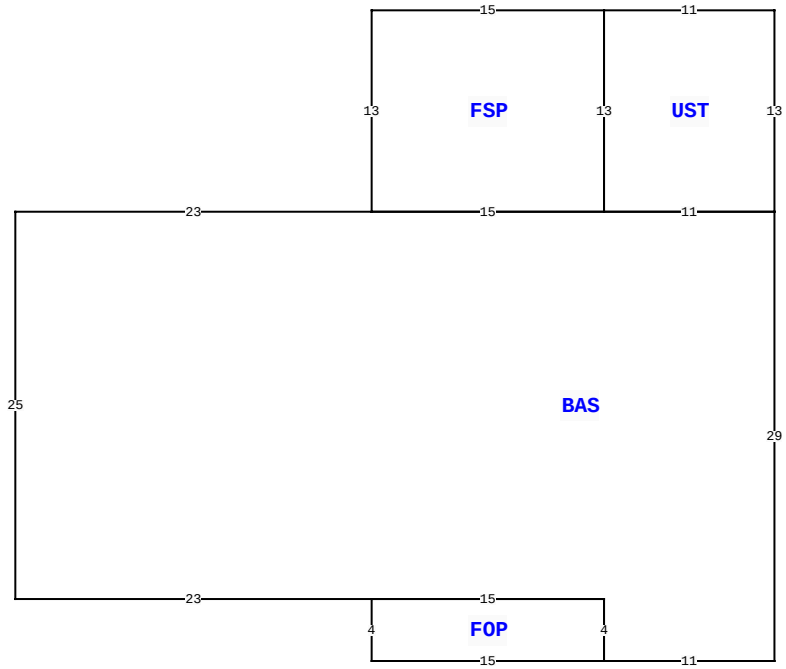
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	1,269	103,131
FOP	60	30	18	1,463
FSP	195	40	78	6,339
UST	143	45	64	5,201
TOTALS	1,667		1,429	116,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	119.0800	125.03	178,668	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1269 HX Base Yr



306 SE OAK HILL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,134
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		134,784
SOH/AGL Deduction		70,196
ASSESSED VALUE		64,588
TOTAL EXEMPTION VALUE	HX HB WX	44,588
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		134,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28559	MAINT/ALTR	40	05/12/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/2456	10/31/2019	LE	U	I	14	100

GRANTOR: ANN COWDREY (ENH LIFE
GRANTEE: JENNIFER KING &RICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S25 E23 FOP= S4 E15N4 W15$ E15 S4 E11 N29 UST= N13 W11 S13 E11$ W11 FSP= N13W15 S13 E15$ W15$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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		RSF-	110.00	115.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 12/31/2024 BY SYS