LOT 9 BLOCK 2 FOREST HILLS S/D U
BEG NW COR LOT 9 BLOCK 2 FOREST
N 125.9 FT, E 109.25 FT ALONG TR

WALLER JAMES WALTER/WALLER DESIREE
271 SE OAK ST
LAKE CITY, FL 32025

2026

00-00-00-07707-000

BUILDING CHARACTERISTICS

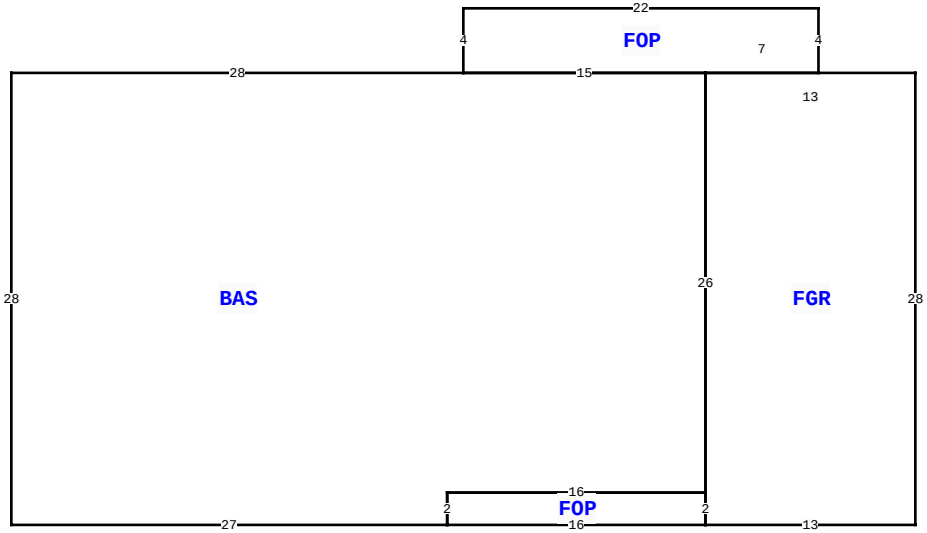
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100		1,172	148,481
FGR	364	55		200	25,338
FOP	32	30		10	1,267
FOP	88	30		26	3,294
TOTALS	1,656			1,408	178,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,408	124.3000	139.22	196,022	1994	2017	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2024 Heated Area: 1172 HX Base Yr 2024



271 SE OAK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 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	0166	CONC,PAVMT	0	100	0	0	532.00	UT	1.50	1.50	50	0	0	3	50	399	
2	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		178,380
TOTAL MARKET OB/XF VALUE		849
TOTAL LAND VALUE - MARKET		10,400
TOTAL MARKET VALUE		189,629
SOH/AGL Deduction		0
ASSESSED VALUE		189,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,907
TOTAL JUST VALUE		189,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,824

SALE:2:1: AMT OF SALE INCLUDED PRCL #14153-000

SALE:1:1: LOT 9 BLOCK 2 FOREST HILLS UNIT 1

LAND:1:1: 75X120 + 1500 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000281	SFR	190	08/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/754	6/16/2022	WD	Q	I	01	218,000
GRANTOR: BLAKELY JAMES W JR						
GRANTEE: WALLER JAMES WALTER						
1347/1844	11/08/2017	QC	U	I	11	100
GRANTOR: WILLIAM D GILES III &						
GRANTEE: JAMES W BLAKELY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S28 E27 FOP= E16 N2W16 S2$ N2 E16 FGR= S2 E13 N28 W13 S26$ N26 FOP= E7 N4 W22 S4 E15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 849

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-	275.00	120.00	10,500.00	SF		1.00	1.00	0.80	1.00	0.80	8,400							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	4,000.00	2,000.00	2,000							

REVIEW DATE 09/08/2022 BY CP Total Acres: 0.54 Total Land Value: 10,400 Market: 0 Agricultural: 0 Common: 10,400 PRINTED 12/31/2025 BY SYS