LOT 9 BLOCK 3 FOREST HILLS S/D U
QC 1253-1149, DC 1281-1421, WD 1

BENNETT CHLOE A
236 SE OAK ST
LAKE CITY, FL 32025

**2026**

**00-00-00-07715-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

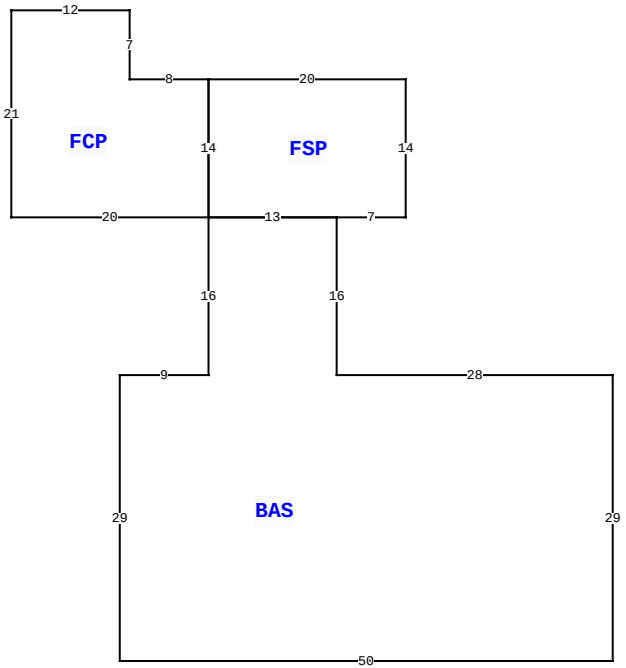
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,658 | 100 | | 1,658 | 143,991 |
| FCP | 364 | 25 | | 91 | 7,903 |
| FSP | 280 | 40 | | 112 | 9,727 |
| TOTALS | 2,302 | | | 1,861 | 161,621 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,861 | 119.2950 | 133.61 | 248,648 | 1967 | 1967 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1658 HX Base Yr 2020




236 SE OAK ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 161,621 |
| TOTAL MARKET OB/XF VALUE | | 14,836 |
| TOTAL LAND VALUE - MARKET | | 12,218 |
| TOTAL MARKET VALUE | | 188,675 |
| SOH/AGL Deduction | | 55,292 |
| ASSESSED VALUE | | 133,383 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 82,661 |
| TOTAL JUST VALUE | | 188,675 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 188,675 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 326 | MAINT/ALTR | 50 | 09/02/2014 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1487/2697 | 4/04/2023 | QC | U | I | 11 | 100 |
| GRANTOR: LEWIS FRANCIS TURNER | | | | | | |
| GRANTEE: BENNETT CHLOE ANNEL | | | | | | |
| 1386/0344 | 6/06/2019 | WD | Q | I | 01 | 127,000 |
| GRANTOR: JAMES ETHAN & ANNA D | | | | | | |
| GRANTEE: CHLOE A BENNETT & F | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W28 N16 FSP= E7 N14 W20S14E13$ W13 FCP= N14 W8 N7 W12 S21 E20$ S16 W9 S29 E50 N29$.

### 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 | 500 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 1967 | 1967 | 3 | 40 | 14,336 | |

### LAND DESCRIPTION

TOTAL OB/XF 14,836

| 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-2 | 100.00 | 122.00 | 12,218.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 12,218 | | | | | | | |

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.28 Total Land Value: 12,218 Market: 0 Agricultural: 0 Common: 12,218 PRINTED 11/19/2025 BY SYS