LOT 12 BLOCK 3 FOREST HILLS S/D
804-40, 867-461, 896-2157 THRU 2

HOWARD CHRISTOPHER R
P O BOX 17
LAKE CITY, FL 32056-0017

2026

00-00-00-07718-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

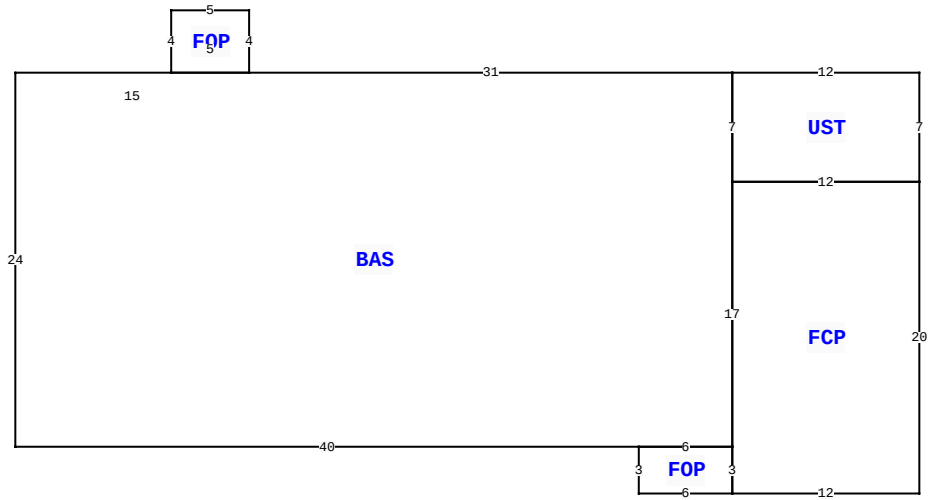
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,104	100		1,104	102,064
FCP	240	25		60	5,547
FOP	18	30		5	462
FOP	20	30		6	554
UST	84	45		38	3,513
TOTALS	1,466			1,213	112,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,213	126.9880	142.23	172,525	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1104 HX Base Yr 2018



292 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		112,141
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		10,625
TOTAL MARKET VALUE		123,466
SOH/AGL Deduction		49,808
ASSESSED VALUE		73,658
TOTAL EXEMPTION VALUE	HX HB	48,658
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,466

SALE:2:1: JOINT TENANTS WITH RIGTS OF SURVIVORSHIP

SALE:1:1: GIFT TO CHURCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00083			02/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/2659	7/19/2016	WD	U	I	11	100
GRANTOR: CHRISTOPHER R GOWARD						
GRANTEE: CHRISTOPHER R HOWAR						
0896/2160	2/10/2000	WD	Q	I		45,000
GRANTOR: PARKVIEW BAPTIST CHUR						
GRANTEE: HOWARD'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FOP= N4 W5 S4 E5$ W15 S24 E40 FOP= S3 E6 N3 W6$E6
FCP= S3 E12 N20 W12 S17$ N17 UST= E12 N7 W12 S7$ N7$.

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	300	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 700

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	-285.00	125.00	10,625.00	SF		1.00	1.00	1.00	1.00	1.00	10,625							

REVIEW DATE 04/01/2024 BY JS Total Acres: 0.24 Total Land Value: 10,625 Market: 0 Agricultural: 0 Common: 10,625 PRINTED 10/03/2025 BY SYS