LOT 8 BLOCK 7 FOREST HILLS S/D U
379-108, 777-1082, DC 1149-2635,

PEACE WILLIAM J/PEACE LEANNE F
494 SE OAK ST
LAKE CITY, FL 32025

2026

00-00-00-07752-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

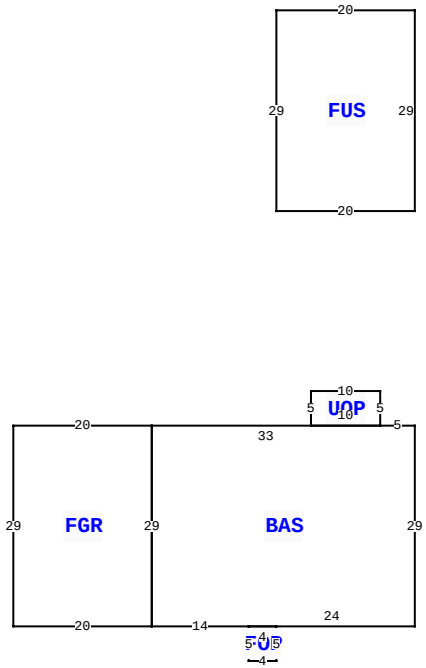
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,102	100		1,102	89,473
FGR	580	55		319	25,900
FOP	20	30		6	487
FUS	580	100		580	47,091
UOP	50	20		10	812
TOTALS	2,332			2,017	163,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	111.5258	124.91	251,943	1964	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1682 HX Base Yr 2014



494 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		163,763
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		10,160
TOTAL MARKET VALUE		174,423
SOH/AGL Deduction		71,059
ASSESSED VALUE		103,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,642
TOTAL JUST VALUE		174,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1255/1011	5/24/2013	TR	Q	I	01	108,900

GRANTOR: KATHLEEN L WILKINSON

GRANTEE: WILLIAM J & LEANNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UOP= N5 W10 S5 E10$ W33 FGR= W20 S29 E20 N29$ S29E14 FOP= S5 E4 N5 W4$ E24 N29$ PTR=N60 FUS= W20 S29 E20 N29$ S60$.

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	

LAND DESCRIPTION

TOTAL OB/XF 500

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	102.00	10,160.00	SF		1.00	1.00	1.00	1.00	1.00	10,160							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.23 Total Land Value: 10,160 Market: 0 Agricultural: 0 Common: 10,160 PRINTED 10/22/2025 BY SYS