LOTS 7 & 8 BLOCK 8 FOREST HILLS
TD 1066-1595, TD 1066-1595, WD 1

BROWN SHELBY/CROUSE BRADLEY
505 SE OAK ST
LAKE CITY, FL 32025

**2026**

**00-00-00-07757-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

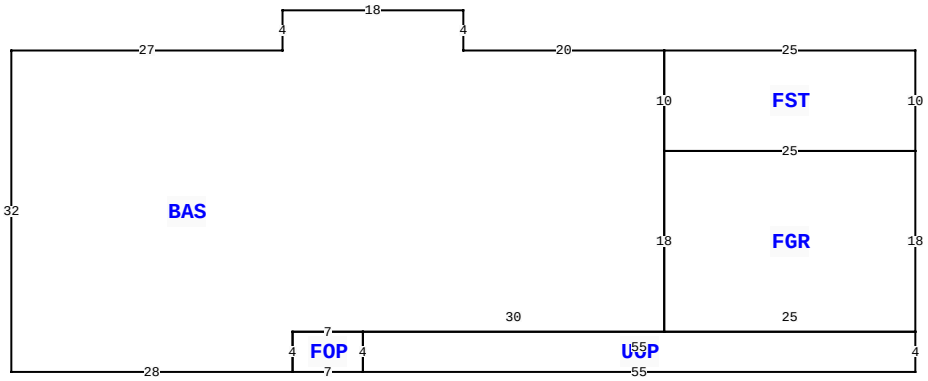
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,004 | 100 | | 2,004 | 171,227 |
| FGR | 450 | 55 | | 248 | 21,190 |
| FOP | 28 | 30 | | 8 | 684 |
| FST | 250 | 55 | | 138 | 11,791 |
| UOP | 220 | 20 | | 44 | 3,760 |
| TOTALS | 2,952 | | | 2,442 | 208,651 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,442 | 117.3700 | 131.45 | 321,001 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 2004 HX Base Yr 2025




505 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 | | 208,651 |
| TOTAL MARKET OB/XF VALUE | | 1,000 |
| TOTAL LAND VALUE - MARKET | | 17,280 |
| TOTAL MARKET VALUE | | 226,931 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 226,931 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 176,209 |
| TOTAL JUST VALUE | | 226,931 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 226,931 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 90 | MAINT/ALTR | 50 | 03/01/2013 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/1908 | 8/21/2024 | WD | Q | I | 01 | 246,000 |
| GRANTOR: PARRISH DANIELLE | | | | | | |
| GRANTEE: BROWN SHELBY | | | | | | |
| 1393/1433 | 8/30/2019 | WD | Q | I | 01 | 140,000 |
| GRANTOR: TIMOTHY MAI TRUSTEE O | | | | | | |
| GRANTEE: DANIELLE PARRISH | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W20 N4 W18 S4 W27 S32 E28 FOP= E7 N4 W7 S4$ N4 E7 UOP= S4 E55 N4 W55$ E30 FGR= E25 N18 W25 S18$ N18 FST= E25 N10 W25 S10$ N10$.

### 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 | 1993 | 1993 | 3 | 100 | 1,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,000

| 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 | 0.00 | 0.00 | 17,280.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 17,280 | | | | | | | |

REVIEW DATE 11/19/2024 BY TP Total Acres: 0.40 Total Land Value: 17,280 Market: 0 Agricultural: 0 Common: 17,280 PRINTED 10/22/2025 BY SYS