S DIV: NORTH 2/3 LOT 1 & SOUTH 2
LAKE VILLAS ADD #3.

FORREST ROBERT B III
785 SW HELEN TER
LAKE CITY, FL 32025

2026

00-00-00-14033-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

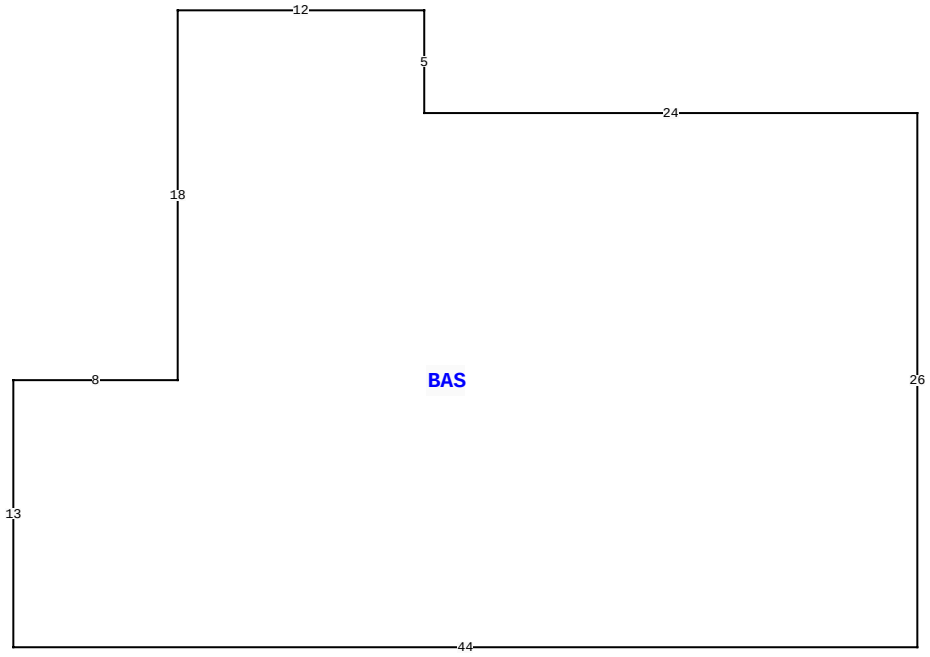
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	97,190
TOTALS	1,100			1,100	97,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,100	121.3700	135.93	149,523	1953	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1100 HX Base Yr 2023



785 SW HELEN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		97,190
TOTAL MARKET OB/XF VALUE		3,470
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		119,160
SOH/AGL Deduction		16,845
ASSESSED VALUE		102,315
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,593
TOTAL JUST VALUE		119,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,160

SALE:1:1: ASSUMED MORTGAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1460/484	2/14/2022	WD	Q	I	01	95,400
GRANTOR: SHEPARDSON HOWARD A						
GRANTEE: FORREST ROBERT B II						
1189/0867	2/09/2010	WD	U	I	11	100
GRANTOR: JANELL T BRYANT						
GRANTEE: JANELL T BRYANT & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N5 W12 S18 W8 S13 E44 N26$.

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	13	20	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0021	BARN,FR AE	0	100	13	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,410	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	360	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 3,470

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	70.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS