S DIV: LOT 1 & E 40 FT LOT 2 BLO
FORREST PARK S/D.

LAKE FOREST PLACE, LLC
26700 SW 157TH AVE
HOMESTEAD, FL 33031

2026

00-00-00-14227-000

BUILDING CHARACTERISTICS

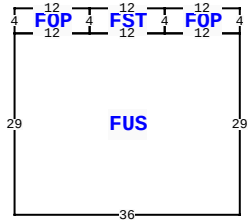
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		3 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

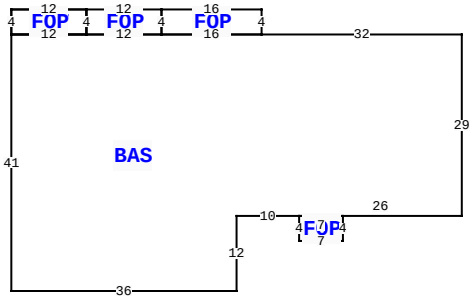
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100		2,520	157,484
FOP	284	30		85	5,312
FST	96	55		53	3,312
FUS	1,044	100		1,044	65,244
TOTALS	3,944			3,702	231,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	3,702	106.9425	90.90	336,512	1981	2000	0	0	0	31.25	68.75

1 TRI/QUAD 0% - 2024 Heated Area: 3564 HX Base Yr





378 SE LAKE FOREST PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	231,352
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	8,250
TOTAL MARKET VALUE	240,102
SOH/AGL Deduction	0
ASSESSED VALUE	240,102
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,102
TOTAL JUST VALUE	240,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047012	Roof Replacement	15,050	04/20/2023
272	ADDN SFR	50	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2766	7/06/2023	WD	Q	I	01	270,000
GRANTOR: ULMAN MARY ANN TRUSTE						
GRANTEE: LAKE FOREST PLACE,						
1113/0668	3/08/2007	WD	Q	I		200,000
GRANTOR: JAMES WILLIAM RIGSBY						
GRANTEE: MARY ANN ULMAN TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= N4 W16 S4 E16$W16 FOP= N4 W12 S4 E12$ W12 FST= N4 W12 S4 E12$ FOP= N4 W12 S4 E12$ W12 S41 E36 N12 E10 FOP= S4 E7 N4 W7$ E26 N29$ PTR=N30 FUS= N29 FOP= N4 W12 S4 E12$ W12 FST= N4 W12 S4 E12$ W12 FOP= N4 W12 S4 E12$ W12 S29 E36$ S30$.

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	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		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	0800	C	MULTI-FAM	0			0.00	0.00	11,000.00	SF		1.00	1.00	1.00	0.75	0.75	8,250							

REVIEW DATE 10/05/2023 BY TP Total Acres: 0.25 Total Land Value: 8,250 Market: 0 Agricultural: 0 Common: 8,250 PRINTED 10/02/2025 BY SYS