LOT 6 BLOCK B UNIT 1 OLUSTEE CRE
ADD R/W DESC ORB 789-069.

FOOKS JENNIFER
1194 SE STATE RD 238
LAKE CITY, FL 32025

2025

02-6S-17-09533-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

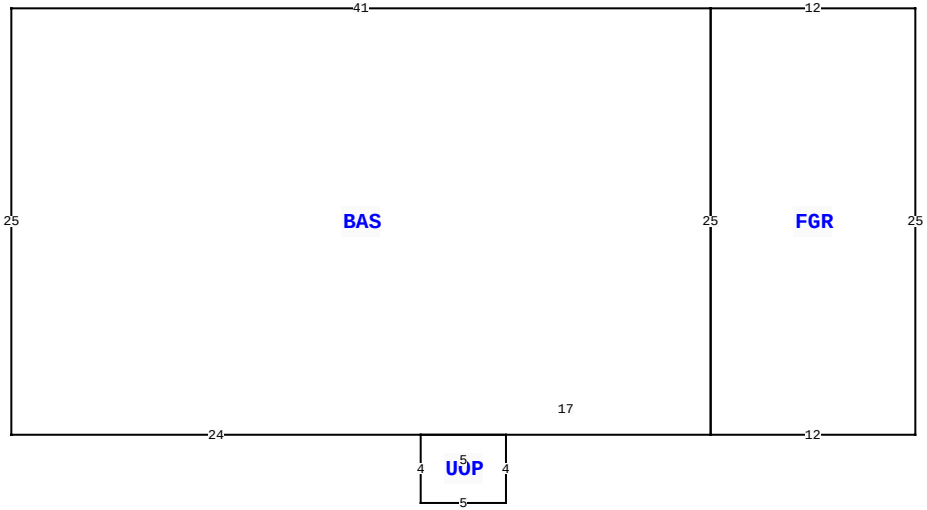
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 02
NEIGHBORHOOD/LOC	2617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	86,469
FGR	300	55		165	13,920
UOP	20	20		4	337
TOTALS	1,345			1,194	100,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,194	115.2600	129.09	154,133	1991	1991	0	0	0	34.65	65.35

1 SINGLE FAM 100% - 0 Heated Area: 1025 HX Base Yr



1194 SE STATE ROAD 238 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/17/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,726
TOTAL MARKET OB/XF VALUE		832
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		116,558
SOH/AGL Deduction		44,326
ASSESSED VALUE		72,232
TOTAL EXEMPTION VALUE	HX HB	47,232
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,779

SALE:1:1: LOT 6, OLUSTEE CREEK ESTATES UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1095/0201	8/24/2006	WD	Q	I	01	19,100
GRANTOR: JENNIFER WATTENBERGER						
GRANTEE: JENNIFER & ALBERT F						
0745/1993	5/03/1991	WD	U	V	12	4,000
GRANTOR: ALDINE FEAGLE						
GRANTEE: ERIC WATTENBERGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E24 UOP= S4 E5 N4 W5$ E17 FGR= E12 N25 W12 S25$ N25$.

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	132	9	1,188.00	UT	0.70	0.70	100	1991	1991	3	100	832	

LAND DESCRIPTION

TOTAL OB/XF 832

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		A-1	135.00	220.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 09/25/2017 BY DF Total Acres: 0.68 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/19/2025 BY SYS