LOT 10 BLOCK 1 OAK HILL ESTATES
517-613, 749-471, 752-149, 806-1

TORRES-HEREDIA JUAN
1557 SE ALFRED MARKHAM ST
LAKE CITY, FL 32025

2026

03-4S-17-07501-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

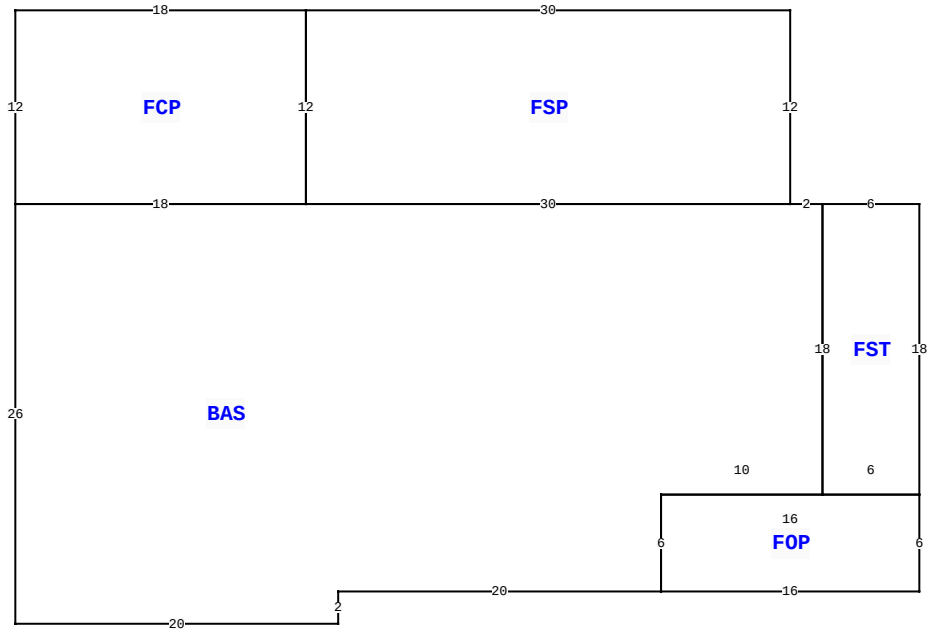
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100		1,180	102,479
FCP	216	25		54	4,690
FOP	96	30		29	2,519
FSP	360	40		144	12,506
FST	108	55		59	5,124
TOTALS	1,960			1,466	127,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,466	119.2950	133.61	195,872	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1180 HX Base Yr



199 SE ARAPAHOE LN, 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: 2	Tax Dist:
BUILDING MARKET VALUE	127,317
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	16,650
TOTAL MARKET VALUE	144,467
SOH/AGL Deduction	2,259
ASSESSED VALUE	142,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,208
TOTAL JUST VALUE	144,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1309/0209	12/03/2015	WD	U	I	12	66,500
GRANTOR: NEHEMIAH COMMUNITY RE						
GRANTEE: JUAN TORRES-HEREDIA						
1293/2258	3/04/2015	WD	U	I	12	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: NEHEMIAH COMMUNITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FSP= N12 W30 S12 E30$ W30 FCP= N12 W18 S12 E18$ W18 S26E20 N2 E20 FOP= E16 N6 W16 S6$ N6 E10 FST= E6 N18W6 S18$ N18$.

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	0	0	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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	0		RSF-	2143.00	58.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 03/15/2017 BY DF Total Acres: 0.19 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/20/2025 BY SYS