LOT 4 BLOCK 4 OAK HILL ESTATES S

634-299, 921-2563, DC 1386-1299,

ZERINGUE RAYMOND GERARD/ZERINGUE CHERYL
656 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2026

03-4S-17-07524-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

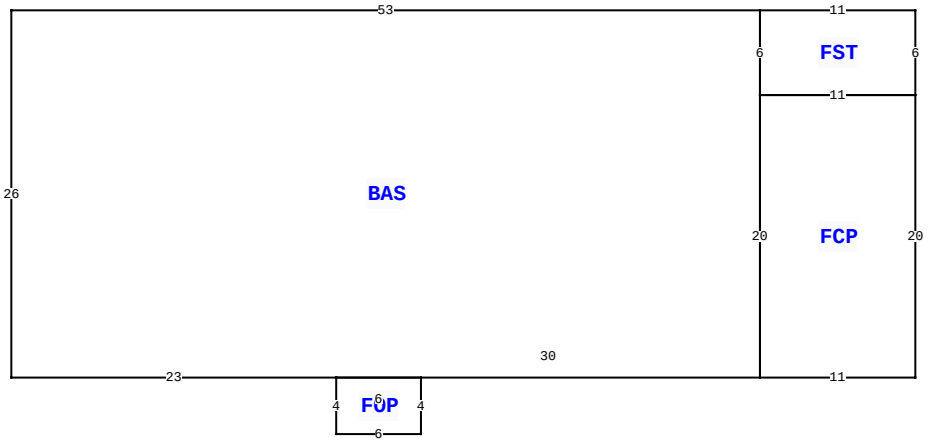
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100		1,378	107,260
FCP	220	25		55	4,281
FOP	24	30		7	545
FST	66	55		36	2,802
TOTALS	1,688			1,476	114,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	106.9200	119.75	176,751	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1378 HX Base Yr



656 SE LLEWELLYN AVE, 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	114,888
TOTAL MARKET OB/XF VALUE	3,250
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	136,638
SOH/AGL Deduction	12,554
ASSESSED VALUE	124,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,084
TOTAL JUST VALUE	136,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049296	Roof Replacement	9,500	02/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2115	5/15/2025	WD	Q	I	01	185,800
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: ZERINGUE RAYMOND GE						
1388/2279	7/15/2019	WD	U	I	37	61,000
GRANTOR: SHERREL CORBETT & ETA						
GRANTEE: PARKER DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S26 E23 FOP= S4 E6 N4 W6$ E30 FCP= E11 N20 W11 S20$ N20 FST= E11 N6 W11 S6$ N6$.

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	100	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0261	PRCH, UOP	0	0	9	8	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0294	SHED WOOD/	0	0	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 3,250

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-	200.00	50.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/18/2025 BY TP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS