LOT 5 BLOCK 5 OAK HILL ESTATES R
98-75, 821-1876-1883, 862-1041-1

B & G RENTAL PROPERTIES LLC
894 SE GABE ST
LAKE CITY, FL 32025

2025

03-4S-17-07529-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

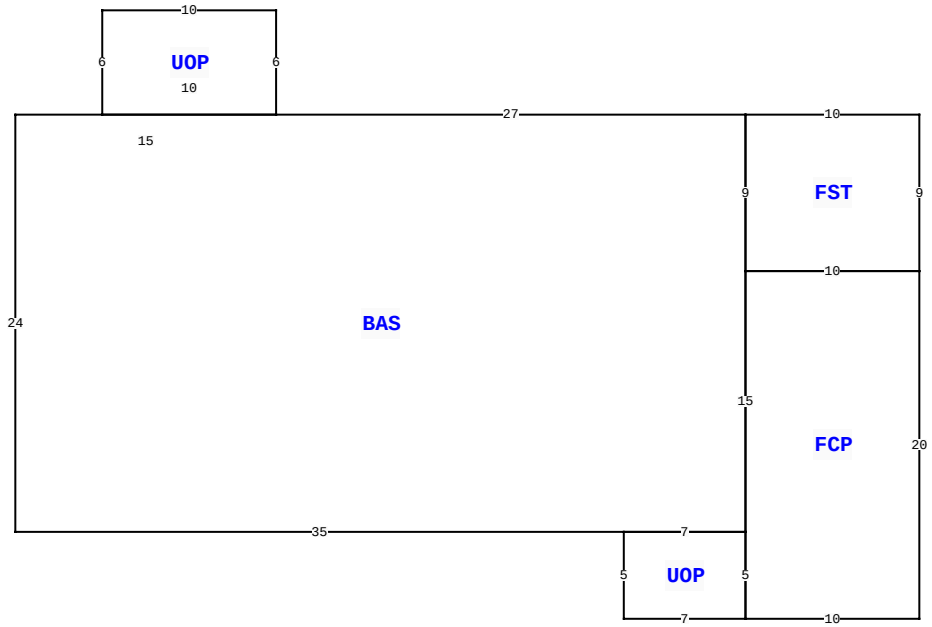
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	103,509
FCP	200	25		50	5,135
FST	90	55		50	5,135
UOP	35	20		7	719
UOP	60	20		12	1,233
TOTALS	1,393			1,127	115,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,127	129.1320	144.63	162,998	1963	1995	0	0	0	29.00	71.00

1 SINGLE FAM 0% - 2023 Heated Area: 1008 HX Base Yr



258 SE OAK HILL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,729
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	134,479
SOH/AGL Deduction	0
ASSESSED VALUE	134,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,479
TOTAL JUST VALUE	134,479
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,773

SALE:1:1: SEE ORB 862-1973 ALSO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049027	Electrical Servic	0	01/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1469/1044	6/13/2022	WD	Q	I	01	137,000
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: B & G RENTAL PROPER						
1301/0847	9/21/2015	WD	Q	I	01	43,000
GRANTOR: COLUMBIA MOTORSPORTS						
GRANTEE: PARKER DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N6 W10 S6 E10$ W15 S24 E35 UOP= S5E7 N5 W7$ E7
FCP= S5 E10 N20 W10S15$ N15 FST= E10 N9W10 S9$ N9$.

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	150	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 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-2	80.00	115.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.21 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/08/2025 BY SYS