LOT 9 BLOCK 5 OAK HILL ESTATES S
758-970, 772-2177, WD 1252-2527,

THE LUCILLE E MAI IRREVOCABLE TRUST DATED OCTOBER
236 SW CANNON CREEK DR
LAKE CITY, FL 32024

2026

03-4S-17-07533-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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

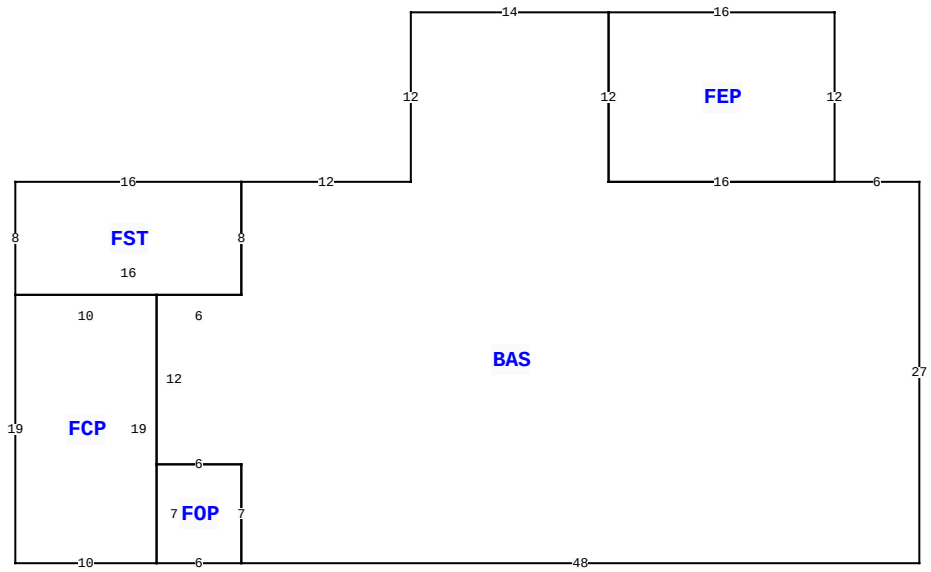
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	132,048
FCP	190	25		48	4,126
FEP	192	80		154	13,239
FOP	42	30		13	1,117
FST	128	55		70	6,018
TOTALS	2,088			1,821	156,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,821	118.0900	132.26	240,845	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1536 HX Base Yr



698 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	156,549
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	176,349
SOH/AGL Deduction	0
ASSESSED VALUE	176,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,349
TOTAL JUST VALUE	176,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045259	Roof Replacement	11,000	08/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2272	11/04/2022	WD	Q	I	01	205,000
GRANTOR: DUCKWILER DEVIN ALAN						
GRANTEE: THE LUCILLE E MAI I						
1252/2527	4/04/2013	WD	Q	I	01	77,000
GRANTOR: JOSEPH FRISCHKORN & M						
GRANTEE: DEVIN ALAN & SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FEP= N12 W16 S12 E16$ W16 N12 W14 S12 W12 FST= W16 S8 E16 N8$ S8 W6 FCP= W10 S19 E10 N19$ S12 FOP= S7 E6 N7 W6$E6 S7 E48 N27$.

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	500	
2	0294	SHED WOOD/	0	0	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	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 1,300

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	85.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/07/2023 BY CP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS