LOT 3 BLOCK 6 OAK HILL ESTATES R

852-2040, DC 1348-123, PB 1351-1

DONOVAN ASHLEY
701 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2026

03-4S-17-07550-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

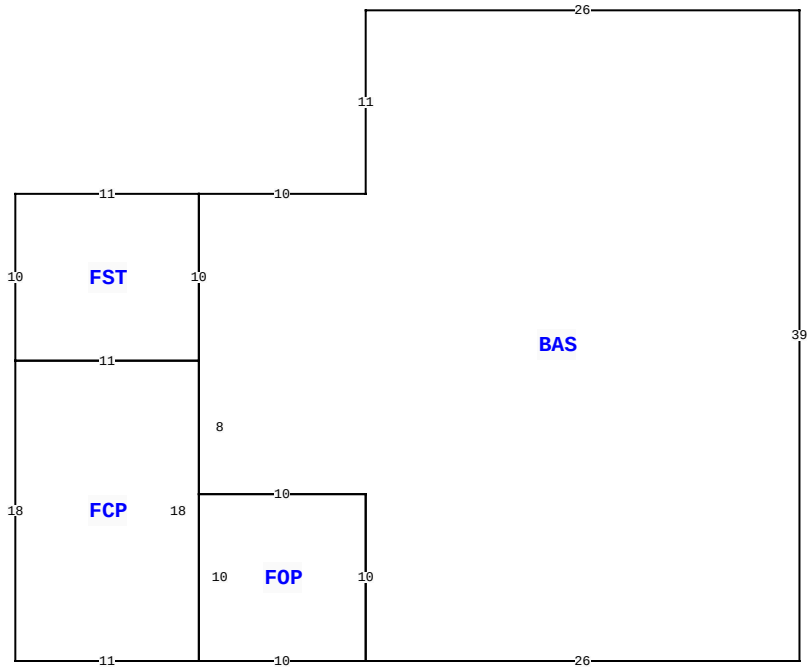
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,194	100		1,194	112,877
FCP	198	25		50	4,727
FOP	100	30		30	2,836
FST	110	55		60	5,672
TOTALS	1,602			1,334	126,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,334	121.6800	136.28	181,798	1963	2000	0	0	0	30.63	69.37

1 SINGLE FAM 100% - 2025 Heated Area: 1194 HX Base Yr 2025



701 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		126,113
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		145,363
SOH/AGL Deduction		0
ASSESSED VALUE		145,363
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,641
TOTAL JUST VALUE		145,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051647	Remodel	18,070	12/04/2024
000050752	Roof Replacement	10,000	09/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1505/2440	1/02/2024	WD	Q	I	01	186,400
GRANTOR: PARKER POWER LLC						
GRANTEE: DONOVAN ASHLEY						
1356/0558	3/19/2018	WD	Q	I	01	80,000
GRANTOR: JEANNA L BARRAND & ED						
GRANTEE: PARKER POWER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S11 W10 FST= W11 S10 E11 N10$ S10 FCP= W11 S18E11 N18$ S8 FOP= S10 E10 N10 W10$ E10 S10 E26 N39$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 750

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		RSF-2	80.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/03/2025 BY JS Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/05/2025 BY SYS