

LOT 4 BLOCK 7 OAK HILL ESTATES S
406-624, DC 1295-618, LE 1295-25

COHRS CAROL L
176 SE OSCEOLA PLACE
LAKE CITY, FL 32025

2026

03-4S-17-07556-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 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	1,180	100		1,180	95,683
FCP	216	25		54	4,379
FOP	81	30		24	1,946
FST	132	55		73	5,920
TOTALS	1,609			1,331	107,927

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	100	8	11	1.00	UT	0.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	85.00	105.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,331	111.3840	124.75	166,042	1963	1963		0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1180 HX Base Yr												
176 SE OSCEOLA PL, LAKE CITY												

TOTAL OB/XF 1,050												
176 SE OSCEOLA PL, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/21/2023 MLU												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		107,927	
TOTAL MARKET OB/XF VALUE		1,050	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		127,477	
SOH/AGL Deduction		65,133	
ASSESSED VALUE		62,344	
TOTAL EXEMPTION VALUE		HX HB VX WX 47,344	
BASE TAXABLE VALUE		15,000	
TOTAL JUST VALUE		127,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043492	Roof Replacement	9,000	01/07/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1490/539	5/11/2023	LE U	I	I	14	0	
GRANTOR: COHRS CAROL L							
GRANTEE: COHRS CAROL L (ENH							
1295/2536	6/02/2015	LE U	I	I	14	100	
GRANTOR: CAROL L COHRS (A WIDO							
GRANTEE: CAROL L COHRS (RESR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W9 N11 W25 S40 E25 FOP= E9 N9 W9 S9\$ N9 E9 FCP= S9 E12 N18 W12 S9\$ N9 FST= E12 N11 W12 S11\$ N11\$.									