

COMM NW COR, RUN E 135.03 FT
FOR POB, RUN S 120.07 FT, E
100 FT, N 120.07 FT, W 100 FT

FEBO ANTHONY A/MERRITT SOPHIA
135 SE OAK HILL ST
LAKE CITY, FL 32025

2025

03-4S-17-07568-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 80
Exterior Wall	05 AVERAGE 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	06 VINYL ASB 20
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
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NEIGHBORHOOD/LOC	3417.0100	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	93,829
FOP	80	30		24	2,085
FST	72	55		40	3,475
USP	180	35		63	5,474

TOTALS	1,412			1,207	104,863
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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	0070	CARPORT UF	0	100	18	20	1.00	UT	0.00
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
5	0020	BARN, FR	0	100	0	0	1.00	UT	0.00
6	0166	CONC, PAVMT	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	2100.00	120.00	1.00

REVIEW DATE	03/16/2017	BY	DF
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,207	119.3400	133.66	161,328	1962	1962	0	0	0 35.00	65.00	
1 SINGLE FAM - 100% - 2015 Heated Area: 1080 HX Base Yr 2015												

135 SE OAK HILL ST, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0070	CARPORT UF	0	100	18	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

TOTAL OB/XF													2,950		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF	2100.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00					

Total Acres:	0.28	Total Land Value:	18,500	Market:	0	Agricultural:	0	Common:	18,500
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		104,863			
TOTAL MARKET OB/XF VALUE		2,950			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		126,313			
SOH/AGL Deduction		57,387			
ASSESSED VALUE		68,926			
TOTAL EXEMPTION VALUE		62,852			
BASE TAXABLE VALUE		6,074			
TOTAL JUST VALUE		126,313			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		119,762			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1267/2391	1/03/2014	WD	Q	I	01	68,000	
GRANTOR: LINDA D CURRY							
GRANTEE: QNTHONY A FEBO & SO							
0793/2174	8/01/1994	WD	Q	I		34,900	
GRANTOR: JOSEPH P & JOSEPHINE							
GRANTEE: GARNAL FRASURE & LI							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W34 S24 E14 FOP= S4 E20 N4 W20\$ E20 S4 E12 N4 USP= E10 N18 W10 S18\$ N18 FST= N6 W12 S6 E12\$ W12 N6\$.									