LOT 14 BLOCK B OAKHAVEN S/D UNIT
844-076, WD 1114-1057, WD 1484-2

GREEN YATIL DEVON
103 NW VENICE GLN
LAKE CITY, FL 32055

2026

12-3S-15-00167-221

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

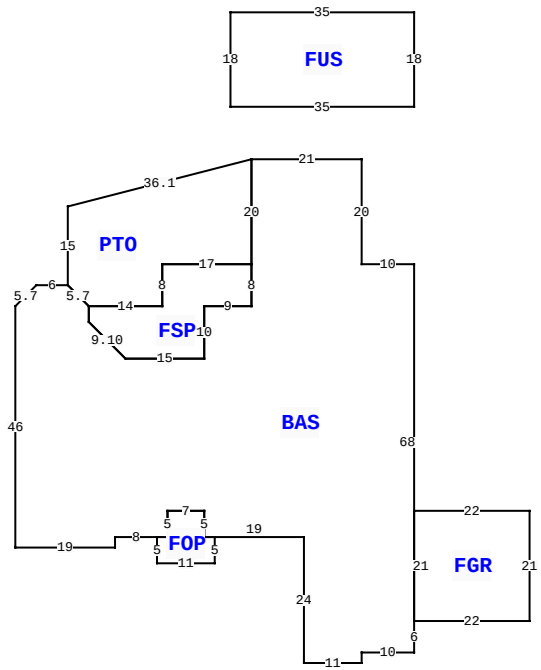
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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 01
NEIGHBORHOOD/LOC	12315.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,344	100		4,344	364,675
FGR	462	55		254	21,323
FOP	90	30		27	2,267
FSP	332	40		133	11,165
FUS	630	100		630	52,888
PTO	679	5		34	2,854
TOTALS	6,537			5,422	455,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,422	103.6450	116.08	629,386	1998	1998	0	0	0	27.68	72.32

1 SINGLE FAM 100% - 2008 Heated Area: 4974 HX Base Yr 2008



103 NW VENICE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		455,172
TOTAL MARKET OB/XF VALUE		3,536
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		513,708
SOH/AGL Deduction		183,837
ASSESSED VALUE		329,871
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,149
TOTAL JUST VALUE		513,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041706	Roof Replacement	25,500	04/09/2021
13297	ADDN SFR	85	11/12/1997
13008	SFR	655	08/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/114	8/28/2025	LE	U	I	14	100
GRANTOR: GREEN YATIL DEVON						
GRANTEE: GREEN YATIL DEVON (						
1484/2413	2/17/2023	WD	U	I	11	100
GRANTOR: BUTTS SONYA						
GRANTEE: GREEN YATIL DEVON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 N20 W21 S20 S8 W9 S10 W15 U7L7 N3 U4L4 W6 D4L4 S46 E19 N2 E8 E2 N5 E7 S5 E19 S24 E11 N2 E10 N6 N68 $
PTO=[ORIG=-31,-20] D9L35 S15 D4R4 E14 N8 E17 N20 $
FUS=[ORIG=0,-30] N18 W35 S18 E35 $
FGR=[ORIG=0,68] E22 N21 W22 S21 $
FSP=[ORIG=-31,0] W17 S8 W14 S3 D7R7 E15 N10 E9 N8 $
FOP=[ORIG=-49,52] S5 E11 N5 W2 N5 W7 S5 W2 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,557.00	UT	1.50	1.50	100	1998	1998	3	100	2,336	

LAND DESCRIPTION

TOTAL OB/XF 3,536

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/24/2023 BY KS Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS