LOT 5 BLOCK A CENTURY OAK S/D.
ORB 430-633, 480-154, 430-634, T

MONK GARY W/MONK RITA S
456 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-355

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

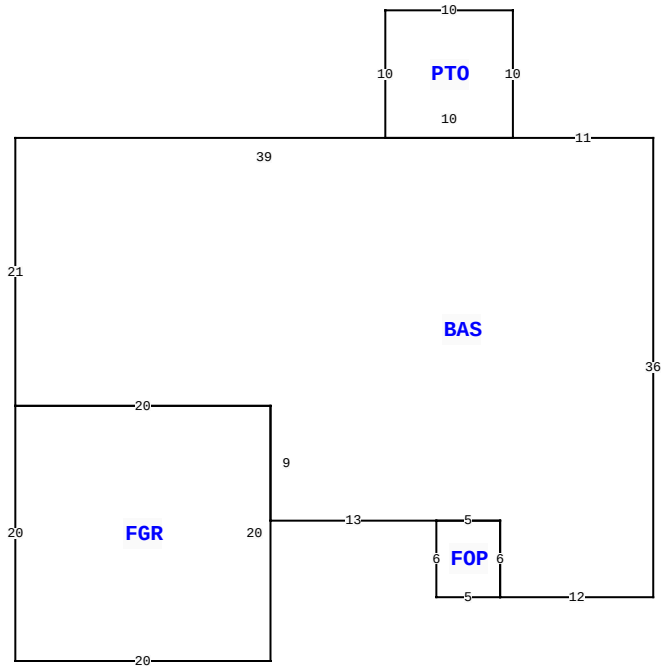
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 16417.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	134,559
FGR	400	55		220	21,266
FOP	30	30		9	870
PTO	100	5		5	484
TOTALS	1,922			1,626	157,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,626	109.6000	122.75	199,592	2008	2008	0	0	0	21.25	78.75

1 SINGLE FAM 100% - 2020 Heated Area: 1392 HX Base Yr 2020



456 SE FOREST TER, 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		157,179
TOTAL MARKET OB/XF VALUE		2,556
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		178,235
SOH/AGL Deduction		47,250
ASSESSED VALUE		130,985
TOTAL EXEMPTION VALUE	HX HB 13	130,985
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		178,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26791	SFR	568	02/21/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1055/1982	8/18/2005	WD	Q	V		25,000

GRANTOR: FRANCES J RUSSELL LIV
GRANTEE: GARY W & RITA S MON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N10 W10 S10 E10$ W39 S21 FGR= S20 E20 N20 W20$E20 S9 E13 FOP= S6 E5 N6 W5$ E5 S6 E12 N36$.

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	852.00	UT	3.00	3.00	100	2008	2008	3	100	2,556	

LAND DESCRIPTION

TOTAL OB/XF 2,556

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/04/2017 BY DF Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/06/2025 BY SYS