LOT 20 BLOCK A CENTURY OAK S/D.
377-431, 672-56, 755-1310, 757-1

HERNANDEZ HENRY/HERNANDEZ LAURIE M
244 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-370

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

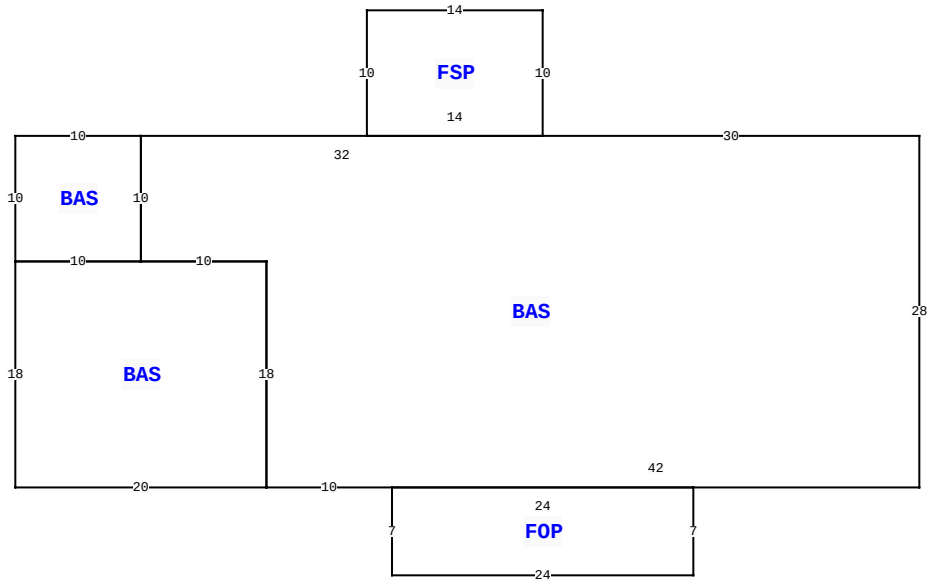
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	16417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100		100	10,142
BAS	360	100		360	36,509
BAS	1,556	100		1,556	157,803
FOP	168	30		50	5,071
FSP	140	40		56	5,680
TOTALS	2,324			2,122	215,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,122	107.9610	120.92	256,592	1986	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2021 Heated Area: 2016 HX Base Yr 2021



244 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		215,204
TOTAL MARKET OB/XF VALUE		5,350
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		239,054
SOH/AGL Deduction		68,647
ASSESSED VALUE		170,407
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,685
TOTAL JUST VALUE		239,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,825

PRCL:0:6: INFO FOR HX FOR 2021. GM

SALE:3:1: LOT 20 BLK A CENTURY OAK S/D

SALE:2:1: LOT 20, BLK A, CENTURY OAK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042399	Electrical Servic	0	07/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/0962	7/31/2020	WD	Q	I	01	187,500
GRANTOR: MARVIE D & CONNY J FA						
GRANTEE: HENRY & LAURIE M HE						
1285/0188	11/14/2014	TR	Q	I	01	110,000
GRANTOR: NORMA H CAMPBELL AS T						
GRANTEE: MARVIE D & CONNY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N10 W14 S10 E14$ W32 BAS= W10 S10 E10 N10$ S10 BAS= W10 S18 E20 N18 W10$ E10 S18 E10 FOP= S7 E24 N7 W24$ E42 N28 $.

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	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	150	
4	0060	CARPORT F	0	100	20	33	660.00	UT	5.00	5.00	100	2004	2004	3	100	3,300	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 5,350

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 08/02/2021 BY JB Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS